



Beech Farm
Beech Lane | Kingsley





Beech Farm

Beech Lane, Kingsley
Cheshire, WA6 6LR

A substantial equestrian property well equipped with three cottages and 9.5 acres, located within an idyllic setting near Kingsley.

- 2-bed barn conversion with kitchen, utility, large living room and two bathrooms, one of which is an en-suite.
- 1-bed cottage with kitchen, living room and bathroom.
- 1-bed cottage with large kitchen/living area and bathroom.
- PP for a large 5-bed farmhouse.
- Mature and landscaped gardens, with large BBQ and Hot-Tub areas.
- Range of brick-built buildings.
- 11 stables with 2 foaling boxes.
- Secured tack rooms, kitchen, wash-down box with solarium and office.
- 60x20 fibre-wax based arena.
- Standing in 9.5 acres with post and rail paddocks.

Approximate distances (miles):

Kingsley 2m | Frodsham 5m | Northwich 8m
Tarpotley 9m | Chester 14m | Warrington 13m
Liverpool 25m | Manchester 30m
Manchester Airport 22m



Situation

The property is situated off Beech Lane and located nearby the pretty village of Kingsley. Dating back to Saxon times and noted in the Domesday book, Kingsley has its history firmly in the farming community. Surrounded by rolling Cheshire countryside and nearby the famous sandstone trail, this property is superbly located in the heart of Cheshire.

Kingsley lies to the south of Frodsham and is found along the meandering country lanes. It is centred around the church and has a popular primary school and village pub. The nearby town of Frodsham has most day to day needs and facilities, including a diverse selection of shops, post office, cafés, restaurants, pubs, sports clubs and primary/secondary schools.

The heritage City of Chester, with Roman and Tudor origins, has a great array of shops, notable schools including Kings School and Queens School, an expanding university and sporting facilities. Nearby Northwich is also the home of The Grange school and Vale Royal College.

The property is within daily commuting distance of Manchester and Liverpool via M53 & M56. Helsby and Frodsham have local train stations connecting Chester and Manchester mainline stations.

Local Equestrian attractions include Horse Racing at Chester, Haydock and Bangor on Dee; Polo at Cheshire Polo Club in Little Budworth; Kelsall Hill Equestrian Centre, show-jumping at Southview, Broxton Hall Gallops. The local area is an equestrian heaven, with quiet country roads and bridleways nearby.

There are several golf courses locally at Helsby and Frodsham. Various sports clubs are located in Helsby and Frodsham, including football, rugby and tennis. Motor racing at Oulton Park; walking along the Sandstone Trail over Frodsham hills and in Delamere Forest.





Description

Beech Farm is a unique property, being a former farm, it has a wide range of brick-built buildings, most of which have now been converted into residential properties. The property has been converted, refurbished and modernised to create a perfect equestrian facility, where the equestrian facilities and living accommodation are ideally integrated.

All the cottages and facilities are located through an electric gated entrance off Beech Lane and down a sweeping driveway. Part of the driveway circles around the cottages and arrives in the heart of the equestrian facilities, where there is plenty of space for turning and lorry parking.

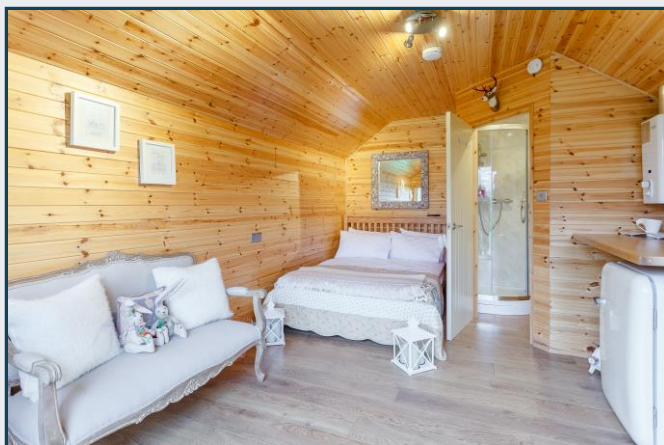
Cottage 1

Is a semi-detached property comprising a modern kitchen and large living room with feature fireplace and French doors onto a patio and garden area. The ground floor further comprises a double bedroom with family bathroom and a utility room with back door into part of the stables. The first floor comprises the master bedroom with shower en-suite and a Juliet balcony, with a portal window looking over the stables outside.

Cottage 2

Is connected to Cottage 1 via the ground floor hallway. This could enable these properties to be combined and therefore a much larger living space over two levels. However, as it stands, the property comprises a good size kitchen/diner on the ground floor, with a range of wall and ground mount units and access to the front of the property and the rear. There is a utility/boot room with access into the stables.

The first floor comprises a large living area with two Juliet balconies looking over the rear yard, double bedroom and bathroom with bath and shower.



Cottage 3

Is a fantastic conversion and a great example of modern living. The entrance hallway is an ideal cloakroom/boot room with the main kitchen/living area off. The kitchen is finished to a high standard with all the modern appliances integrated. The large sunken living area is an ideal open-plan space with two French doors and velux windows creating a naturally light and airy room.

On the same level is a double bedroom and bathroom with bath and shower.

Farmhouse

To the front of the cottages are the foundations for a large, 5-bed family farmhouse. Planning permission was granted in June 2014 for a replacement dwelling on the site of the former farmhouse. The permission allows for a 5-bed property with large kitchen and family room, lounge and dining rooms and a large games room. A material commencement has been made by way of the concrete foundations and elevations to first floor level.

Outside

The gardens are a mixture of mature lawns, secluded suntraps and patio areas, perfect for entertaining. There is a covered decked area with hot-tub, perfect for summer BBQs and entertaining. Adjacent is a lovely summerhouse with shower room, which could also be used for guest accommodation. There are a number of secluded areas to relax and enjoy the sun.

Equestrian Facilities

The main stables are built of brick under a corrugated roof and formed in a u-shape. The stables are ideally linked to the cottages, with access directly into Cottage 1 and 2. There are 10 stables in total, along with a secured tack room, feed room, kitchen/office, WC and wash-down bay with solarium.





There is a 4-bay Dutch barn with 2 bays open fronted for storage, a separate fully enclosed storeroom and a further room currently used as an industrial kitchen for the vendors business. Alongside this building is another stable and two fouling boxes, along with a secured workshop and open sided store for machinery.

There is a 60m x 20m arena with waxed surface and post and rail fencing or raised bank to one side.

Land

The land equates to 9.5 acres comprising of a range of paddocks, all post and rail fenced or mature hedge boundaries. The land has water available.

Services

- Mains electricity & water
- Private drainage via septic tank
- Oil fired central heating and hot water
- EPC ratings:
 - Cottage 1- C
 - Cottage 2- E
 - Main house- D

Local Authority

Cheshire West
www.cheshirewestandchester.gov.uk

Viewings

Strictly by prior appointment with the agents Jackson Property on 01948 666695 or 01743 709249.





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