



**Constables**  
SALES & LETTINGS

Capenhurst Lane Capenhurst, Chester

£995,000



A fantastic opportunity to acquire a small holding with equestrian facilities in a semi-rural yet accessible location.

Lane Farm is a most attractive detached residence which enjoys far reaching views over open countryside. There are extensive outbuildings and farm buildings all set within approximately 6 acres.

The property is approached through a dual access driveway via electric timber gates which leads to a parking and turning area. The property has private lawned gardens and patio areas and there is an enclosed utility area with an allotment.

The agricultural land is laid to pasture and there is a large portal framed barn and two stable blocks in addition to a manege, large garage and workshop.

The property has been fully renovated and provides very spacious accommodation that is finished to an excellent standard with quality fittings throughout. The accommodation comprises entrance hallway with study and cloakroom off. The hallway leads to the kitchen which is well-appointed with granite work surfaces, Range style cooker and integrated dishwasher, and there is a separate utility room. The ground floor has four reception rooms which consist of a lounge with log burning stove, sitting room, formal dining room and conservatory.

On the first floor is a large landing, four bedrooms and a family bathroom. The master bedroom has a dressing room and en-suite bathroom.

This impressive property will be of particular interest to those buyer seeking small holding or equestrian opportunities and early viewing is highly recommended.



# Constables

SALES & LETTINGS

- Small holding with equestrian facilities
- Detached Property
- Extensive Outbuildings
- Manège
- Four Bedrooms
- Four Reception Rooms
- Two Bathrooms
- Approximately 6 Acres including private gardens
- Semi-Rural Location

## Accommodation

### Reception Hallway

12'11" x 9'9" (3.94m x 2.97m)

### Study

5'11" x 5'2" (1.80m x 1.57m)

### Cloakroom

### Kitchen

13' x 10'11" (3.96m x 3.33m)

### Utility Room

9'9" x 7' (2.97m x 2.13m)

### Lounge

22'6" x 11'7" (6.86m x 3.53m)

### Dining Room

19'7" x 10'1" (5.97m x 3.07m)

### Sitting Room

13'2" x 12'6" (4.01m x 3.81m)

### Conservatory

23'9" x 11'9" reducing to 6' (7.24m x 3.58m reducing to 1.83m)

## Landing

13'1" x 10'6" (3.99m x 3.20m)

## Bedroom One

11'9" x 11'10" (3.58m x 3.61m)

## Dressing Room

12'6" x 7'6" (3.81m x 2.29m)

## En-suite

12'6" x 5'11" (3.81m x 1.80m)

## Bedroom Two

13'1" x 11'9" (3.99m x 3.58m)

## Bedroom Three

15'2" x 10' (4.62m x 3.05m)

## Bedroom Four

11'8" x 8'5" (3.56m x 2.57m)

## Bathroom

9'10" x 7'3" (3.00m x 2.21m)

## External Buildings

## Barn

approx 43'9" x 33'9" plus 45'9" x 18'9"  
(approx 13.34m x 10.29m plus  
13.94m x 5.72m)

## Garage

approx 35'1" x 16'11" (approx  
10.69m x 5.16m)

## Workshop

approx 18'2" x 13'3" (approx 5.54m x  
4.04m)


## Manege

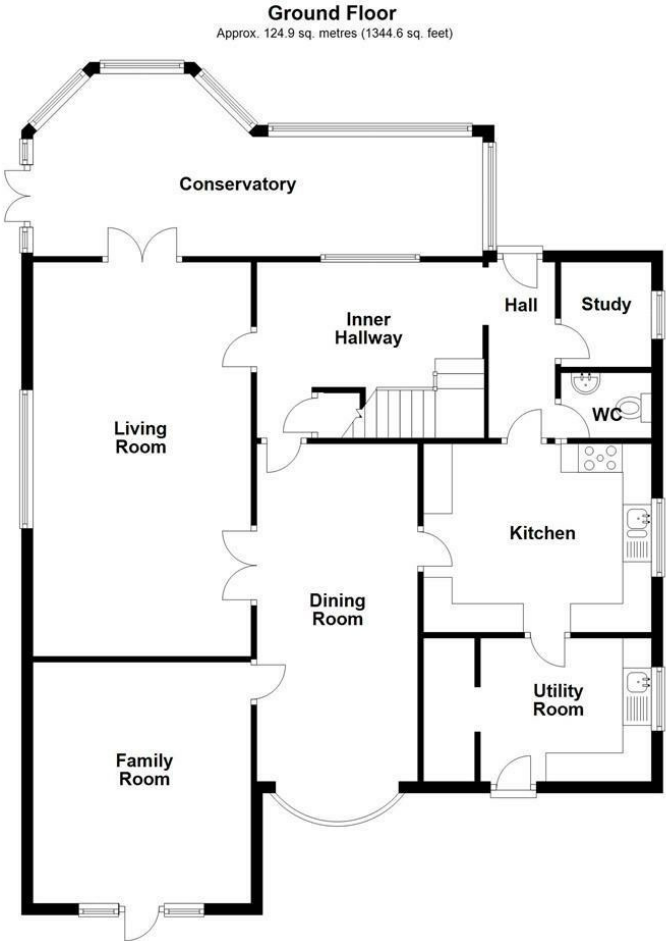
approx 131'2" x 65'7" (approx 40m x  
20m)





# EPC & Floor Plan

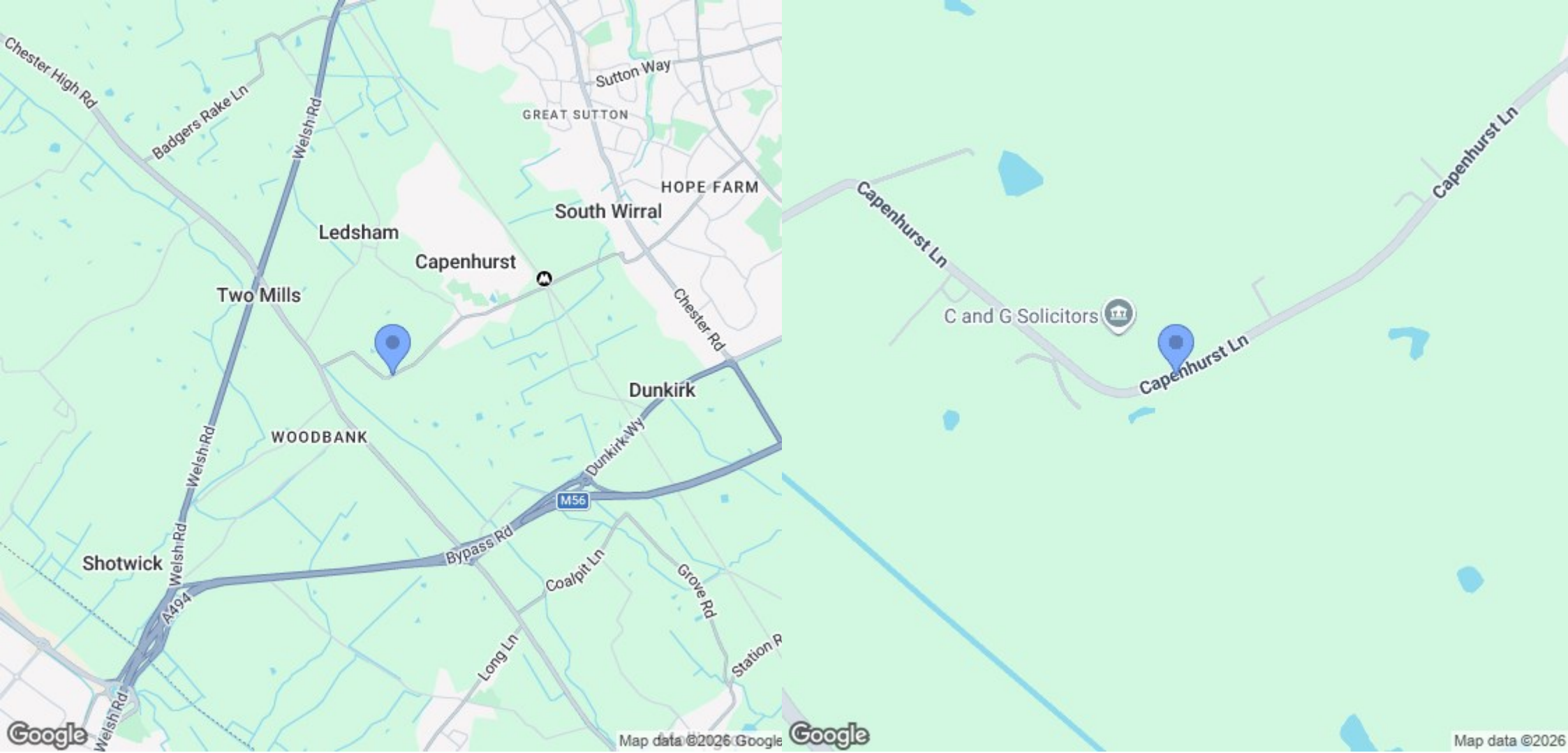
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Total area: approx. 216.4 sq. metres (2329.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omissions, or mis-statement.

This plan is for illustrative purpose only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.



Location Map

# Constables

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