



**Constables**  
SALES & LETTINGS

The Village, Burton

£950,000



An impressive farmhouse property located in the heart of Burton Village, Cheshire. Church Farm House is a Grade II listed building of brown brick construction in English garden wall bond style with a slate roof. The property was constructed in 1678, and was the first in the village to be constructed in this style. Many of the original features have been retained including sash windows, exposed ceiling joists and beams and stone flooring. The property is set in a fantastic sized plot with beautifully landscaped gardens, there is a stunning walled garden with water features, and established planting with many specimen plants. There is a large lawn, off road parking and a detached triple garage with space for two vehicles. The accommodation is incredibly spacious. The main accommodation is arranged over two floors, however the property has a cellar and a huge attic with three rooms that would lend itself to conversion, subject to the relevant permissions. The accommodation comprises, entrance hallway with stunning galleried landing and cloakroom. There is a large Marilyn Phillips kitchen-dining room with AGA, granite worktops and exposed stone flooring, off the kitchen is a utility room. The main living room had an Inglenook fireplace with log burning stove and off here is a sitting room and formal dining room. On the first floor there is a large landing, four bedrooms, one of which is currently used as a dressing room and there are two bathrooms, one of which is en-suite to the master bedroom. This fantastic property must be seen to appreciate the space, finish, and character features on offer and early viewing is essential.



# Constables

SALES & LETTINGS

- Impressive Period Farmhouse
- Two Bathrooms
- Stunning Landscaped Gardens
- Council Tax Band: F (Cheshire West & Chester)
- Accommodation Arranged over Four Floors
- Four Reception Rooms
- Triple Garage
- Four Bedrooms
- Attic with three rooms and Potential for Conversion
- Sought After Village Location

## Location

Church Farm House occupies a highly sought-after position in the village of Burton in South Wirral. The property enjoys a semi-rural yet accessible location. The nearby villages of Willaston and Neston provide a range of services for everyday needs including local shops, doctor's and dentist's surgeries with Neston also having a good selection of supermarkets. The cities of Chester and Liverpool are 8 and 15 miles respectively with a wide range of shopping and leisure facilities complemented by several out-of-town retail parks to include Cheshire Oaks which is 8 miles distant. Sporting and social activities are well catered for with Burton and Puddington Sports and Social Club and Gladstone Village Hall in the village providing tennis courts, bowls and a cricket ground, also hosting the annual Village Summer Festival, together with cafes in both Puddington and Burton. Neston Cricket Club offers cricket, squash, hockey and tennis and other recreational and sporting activities in the area include sailing on the Marine Lake and Dee Estuary, golf at Heswall and Royal Liverpool at Hoylake. For the equestrian enthusiasts there is racing at Chester,

Bangor-on-Dee, Haydock Park, and Aintree as well as the International Horse Show in Liverpool.

On the educational front there are several primary schools nearby including at Burton, Thornton Hough and Willaston, secondary schools including Wirral, Caldy and West Kirby Grammar Schools and a choice of private schooling notably at King's and Queen's in Chester, Birkenhead School and Abbeygate College at Saughton.

Despite the property's rural location, it is well served by roads being within a short distance of the M53 and M56 motorways permitting easy access to all major areas of commerce throughout the Northwest. For travel further afield there is a 2-hour intercity rail service from Chester to London Euston via Crewe with a link from the nearby Hooton station which also offers a service into Liverpool Lime Street. For overseas travel both Liverpool and Manchester are served by international airports.

## Other Information

Heating: Oil Fired  
Drainage: Mains  
Electricity: Mains  
Council Tax Band: E (Cheshire West &

Chester)  
Tenure: Freehold

## Ground Floor

### Entrance Hall

10'9" x 12 (3.28m x 3.66m)

### Cloakroom

### Kitchen / Dining Room

20'5" x 18'00 (6.22m x 5.49m)

### Utility Room

### Sitting Room

20'4" x 17'1 (6.20m x 5.21m)

### Lounge

12 x 17'11 (3.66m x 5.46m)

### Dining Room

12' x 15'3 (3.66m x 4.65m)

## First Floor

### Master Bedroom

14'7 x 15'5 (4.45m x 4.70m)

### En-suite

6'9 x 11'11 (2.06m x 3.63m)

### Second Bedroom

17'5 x 10 (5.31m x 3.05m)

### Third Bedroom

12 x 17'9 (3.66m x 5.41m)

## Fourth Bedroom / Dressing Room

10'11 x 8'4 (3.33m x 2.54m)

## Second Floor/Attic

### Section 1

14'00 x 17'10 (4.27m x 5.44m)

### Section 2

14' x 13'7 (4.27m x 4.14m)

### Section 3

21'9 x 18 (6.63m x 5.49m)

## Basement

### Cellar

9'7" x 11'3" (2.92m x 3.43m)


## Exterior

## Triple Detached Garage



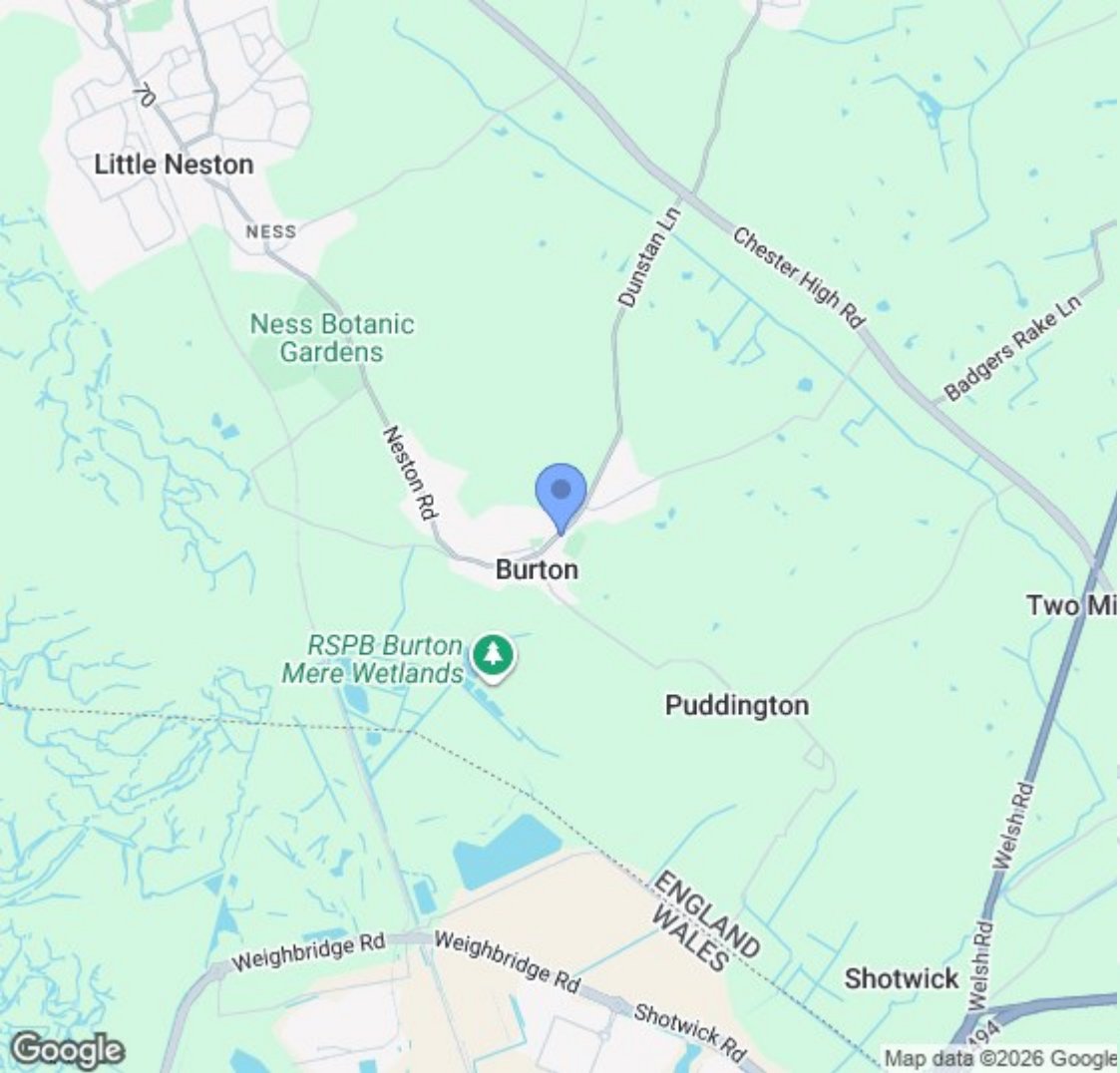


# EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>54</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. 379.2 sq. metres (4082.1 sq. feet)  
 Church House Farm, The Village, Burton



Location Map

# Constables

S A L E S   &   L E T T I N G S

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