



Hargrave Hall Farm  
Benty Heath Lane, Willaston, Neston, Wirral

For the finer things in property.

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# Hargrave Hall Farm Benty Heath Lane, Willaston, Neston, Wirral, CH64 1RY

An exciting opportunity to acquire a period farmhouse requiring extensive refurbishment with a range of outbuildings standing in around five acres

Willaston 2.1 miles, Neston 4.0 miles, Ellesmere Port 6.2 miles, Chester 11.2 miles, Hooton train station 1.9 miles (London Euston 2 hours 24 minutes), M53 (Jct. 5) 2.8 miles, A55 (North Wales Expressway) 11.5 miles

Drawing room | Dining room | Family room  
Study | Kitchen | Utility room | Boot room  
6 bedrooms | Family shower room | W.C  
Cellar | Garden | Outbuilding | Barn | Around 5 acres | No upward chain | EPC rating F

## The property

Offering immense scope, Hargrave Hall Farm presents a rare development opportunity for the incoming purchaser to create a truly stunning family home. With an attractive double-frontage, the property provides almost 3,300 sq. ft. of light-filled flexible accommodation arranged over two floors. The ground floor accommodation in its current configuration comprises a generous beamed drawing room with inglenook fireplace, kitchen and dining room, each with a fireplace, a utility room and separate boot room. The front aspect family room and study both have a large bay window.

Accessible over two separate staircases, the first floor provides six further bedrooms, one with a feature cast iron fireplace, a family shower room and a separate W.C.

## Outside

The property is approached through a five-bar gate over a block-paved driveway providing private parking, a separate rear driveway giving access to an adjacent 1,723 sq. ft. red brick building, suitable for a variety of uses including conversion to additional accommodation if required (STP) and modern barn providing more than 5,300 sq. ft. of additional space. The formal garden is laid mainly to level lawn interspersed with mature shrubs and trees and features a side terrace, ideal for entertaining and al fresco dining.

The property is situated at the end of a long driveway and centrally within the land. There are separate paddocks to the front of the property and in total the property stands in about five acres.

## Location

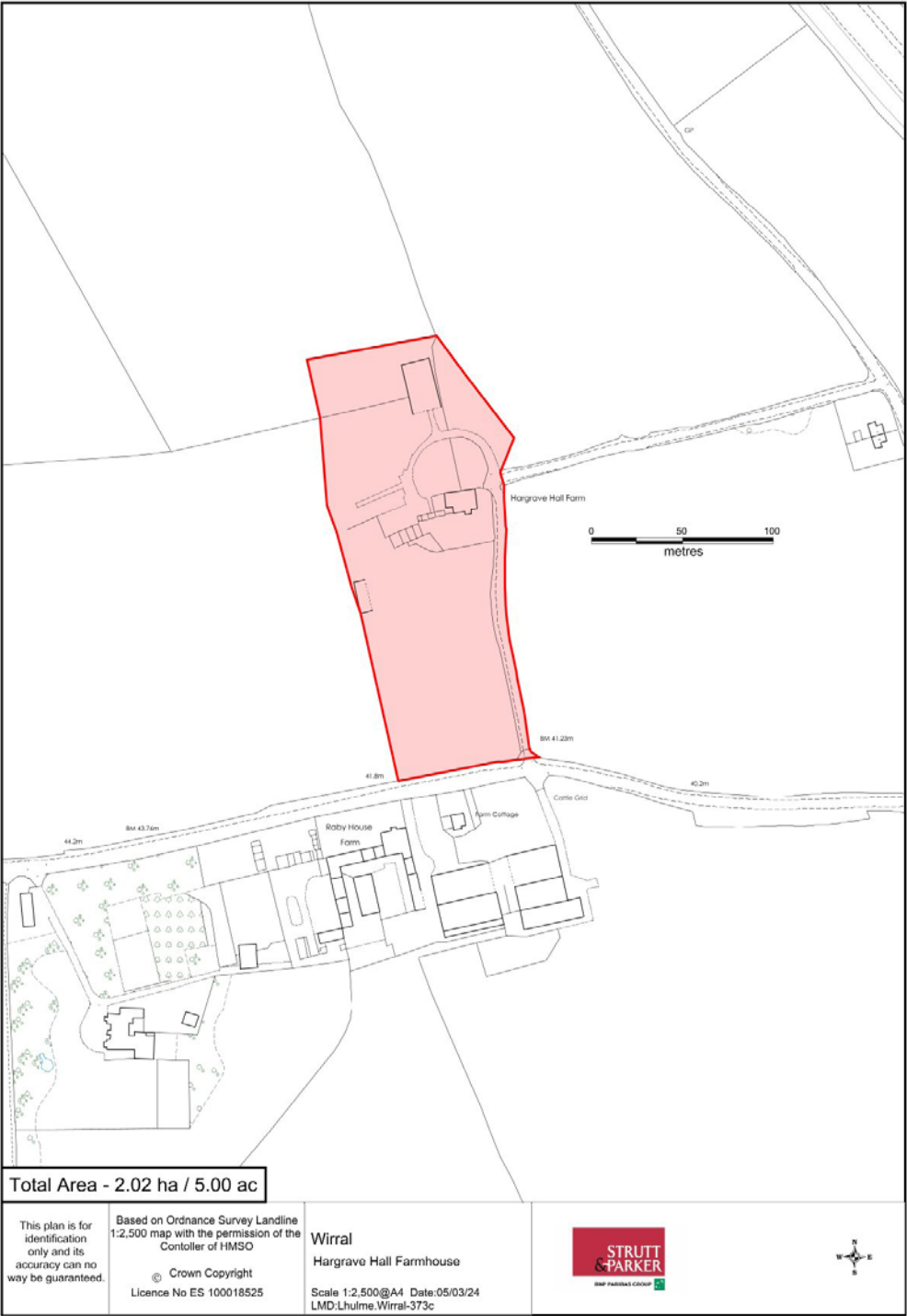
The large village of Willaston is centred on a village green and offers a range of amenities including a popular primary school. The neighbouring village of Neston offers a range of day-to-day facilities including shops, restaurants and services including secondary schooling while more extensive shopping, sporting, leisure and retail facilities can be found in Ellesmere Port and Chester.

Communications links are excellent: the property enjoys easy access to the M53 and inter-connecting A55 North Wales Expressway, M56 and national motorway network, there are regular bus services from the village to Neston, Ellesmere Port and Chester, Hooton station offers regular services to Ellesmere Port and to Liverpool and Chester, both offering a direct service to London, and Liverpool John Lennon Airport offers a range of domestic and international flights.

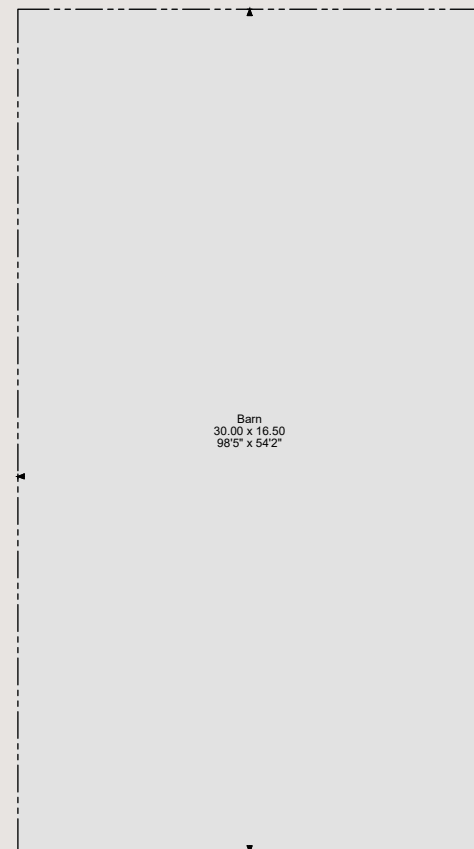
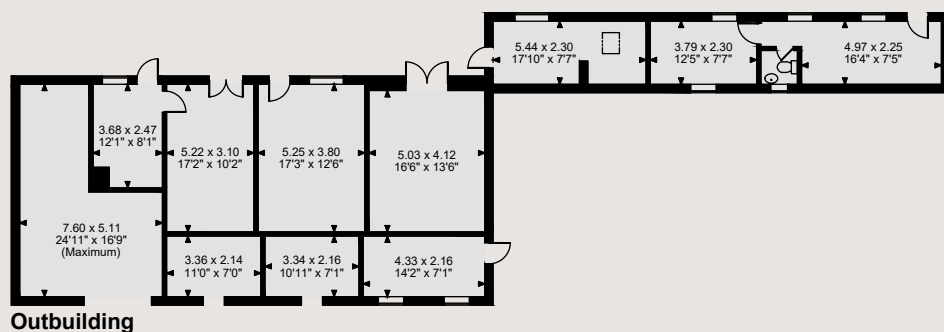
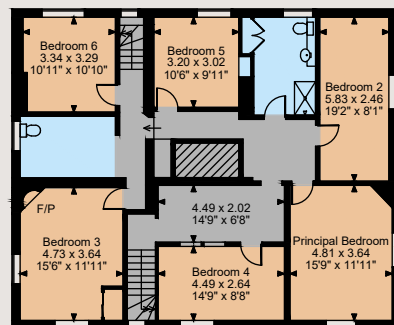
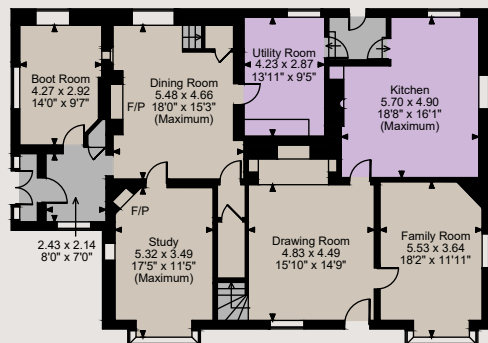
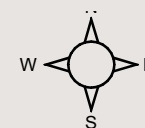
The area offers a wide range of independent schools including Prenton Prep, Birkenhead, The Belvedere Prep, Carleton House Prep, Avalon, The Firs, The Hammond and The Queen's and King's Schools in Chester.







Hargrave Hall Farm, Benty Heath Lane, Willaston, Merseyside  
Main House internal area 3,283 sq ft (305 sq m)  
Outbuilding internal area 1,723 sq ft (160 sq m)  
Barn internal area 5,328 sq ft (495 sq m)  
Total internal area 10,334 sq ft (960 sq m)



The position & size of doors, windows, appliances and other features are approximate only.  
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## Directions

Follow Sat Nav to CH64 1RY  
What3words checked.slower.yachting

## General

**Local Authority:** Wirral Council

**Council Tax:** Band E

**Services:** Private drainage to a septic tank.

Mains water. Electric storage heaters.

**Fixtures and Fittings:** Only those items known as fixtures and fittings will be included

**Wayleaves, easements and covenants:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

**Tenure:** Freehold

**Guide Price:** £900,000

**Agents note:** The property is limited to no more than two separate dwellings without consent from the current owners. Estate covenants apply. Please contact the agent for further details.

## Shrewsbury

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