

Boothsdale Farm  
Boothsdale, Willington, Cheshire



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An enchanting period farmhouse with four bedrooms and attractive original details, set in beautiful country gardens in a bucolic rural setting, with views across the surrounding Cheshire countryside

Boothsdale Farm is a charming detached period farmhouse, its total plot extending to 3.94 acres, offering a wealth of character features and almost 2,500 sq ft of light-filled accommodation arranged over two floors, located just outside the popular village of Kelsall.

Inside, there are four comfortable and beautifully presented reception rooms on the ground floor. These include the generous sitting room, with wooden flooring, a fireplace fitted with a log burner, and a triple aspect, including French doors opening to the rear gardens. There is also an office for private home working, a dining room with slate tiled flooring, painted beams overhead and a fireplace with a stove, and a sunny conservatory with a splendid outlook over the surrounding gardens. Additionally, the well-equipped kitchen features modern shaker-style units, a central island with a breakfast bar and a range cooker, while the large adjoining utility / boot room offers further space for appliances and extensive storage in fitted units.

Upstairs, the well-proportioned principal bedroom features skylights overhead, eaves storage, built-in wardrobes and an en suite bathroom. One further double bedroom also benefits from an en suite shower room, while the first-floor landing provides access to a family bathroom serving the remaining two double bedrooms.

The property is set along a single-track lane and sits within beautiful gardens, surrounded by rolling fields and woodland, a complete haven for wildlife. The gardens include stunning terraced areas of lawn and meadow, bordered by established shrubs, hedgerows and flowering perennials, as well as patio and decking areas for al fresco dining. Additionally, there is a large kitchen garden with raised beds, and fruit trees providing a mix of apples, pears and soft fruits. Parking is available on the gravel driveway, as well as in the detached double garage.

Further to the rear of the property are two detached stable blocks with access to the paddocks of 3.53 acres, with piped automatic troughs to both sets of paddocks, and hard standing for horse box storage. The stable buildings comprise a brick built rendered 2-stable block and a separate 2-stable wooden building including feed room, hay & shavings store.

3,500 sq ft (325 sq m) | Freehold  
3 reception rooms | 4 bedrooms | 3 bathrooms | Conservatory  
Double garage | Gardens | 4 stables | Paddocks 3.53 acres  
Freehold | Village

Guide price £1,350,000

**Location**

The property is located in the rural hamlet of Boothsdale, surrounded by rolling cheshire countryside and readily accesses the nearby villages of Willington and Kelsall.

Willington has a local pub, brewery, and Willington Country Hall Hotel. The village of Kelsall is less than a mile away, and offers several everyday amenities, including a small supermarket, three pubs, a medical centre and an outstanding-rated primary school. Chester city centre, with its historic buildings, covered shopping arcades, and extensive leisure facilities, is also within easy reach, and provides access to an excellent selection of schools. The A54 passes nearby, providing easy access towards Chester and other nearby towns, including Northwich, Crewe and Nantwich, and onwards to Manchester. Rail services available from Delamere station, four and a half miles away.

Postcode region: CW6

**General**

Local Authority: Cheshire West and Chester

Services: Mains electricity, gas, water and drainage. The heating is gas central heating. There are piped automatic troughs to both sets of paddocks.

Council Tax: Band G

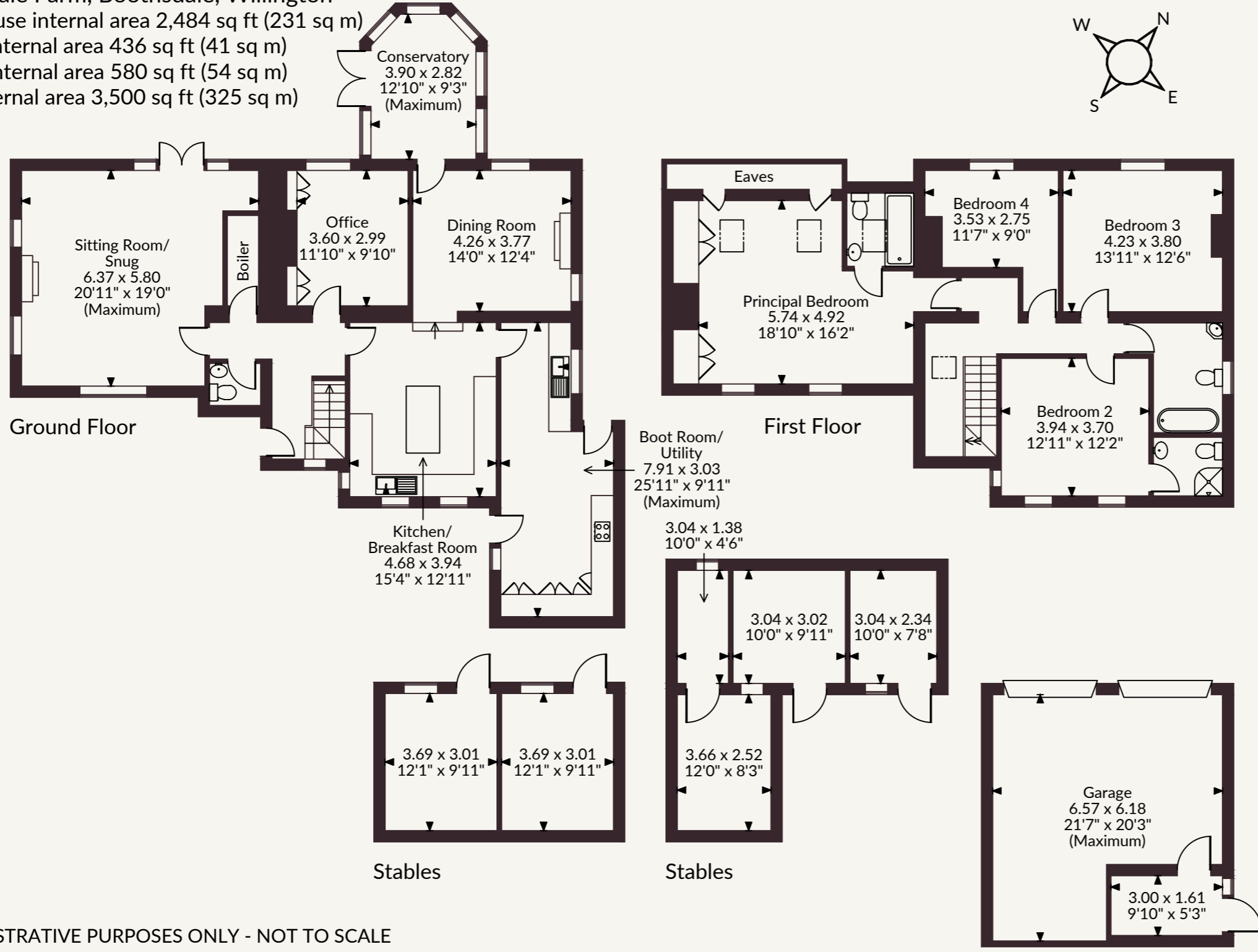
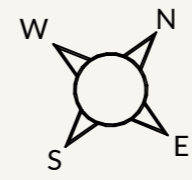
EPC Rating: C

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items may be available by separate negotiation.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Boothsdale Farm, Boothsdale, Willington  
 Main House internal area 2,484 sq ft (231 sq m)  
 Garage internal area 436 sq ft (41 sq m)  
 Stables internal area 580 sq ft (54 sq m)  
 Total internal area 3,500 sq ft (325 sq m)



Cheshire & North Wales

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