

Boothsdale Farm
Boothsdale, Willington, Cheshire



Strutt
& Parker

Land and property. Since 1885.



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 £1,275,000

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

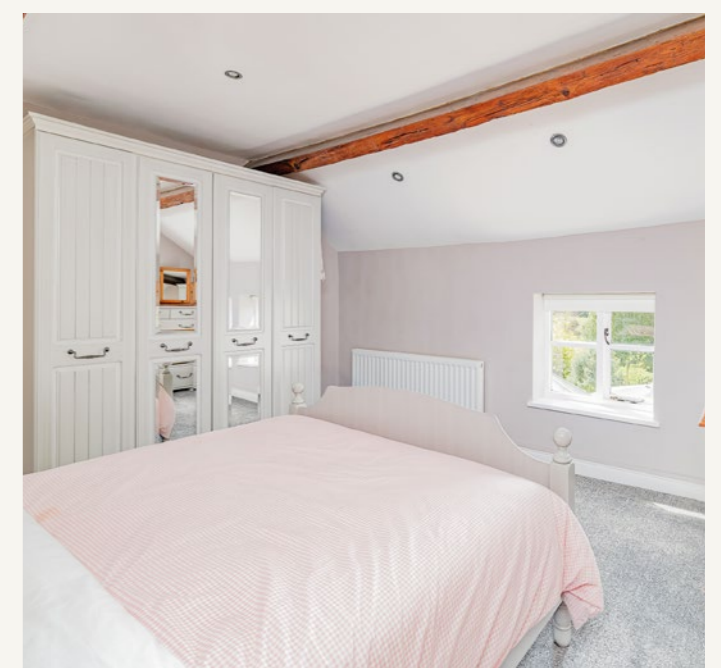
Services: Mains electricity, gas, water and drainage. The heating is gas central heating. There are piped automatic troughs to both sets of paddocks.

Council Tax: Band G

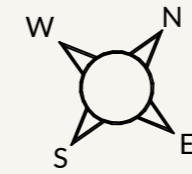
EPC Rating: C

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/>

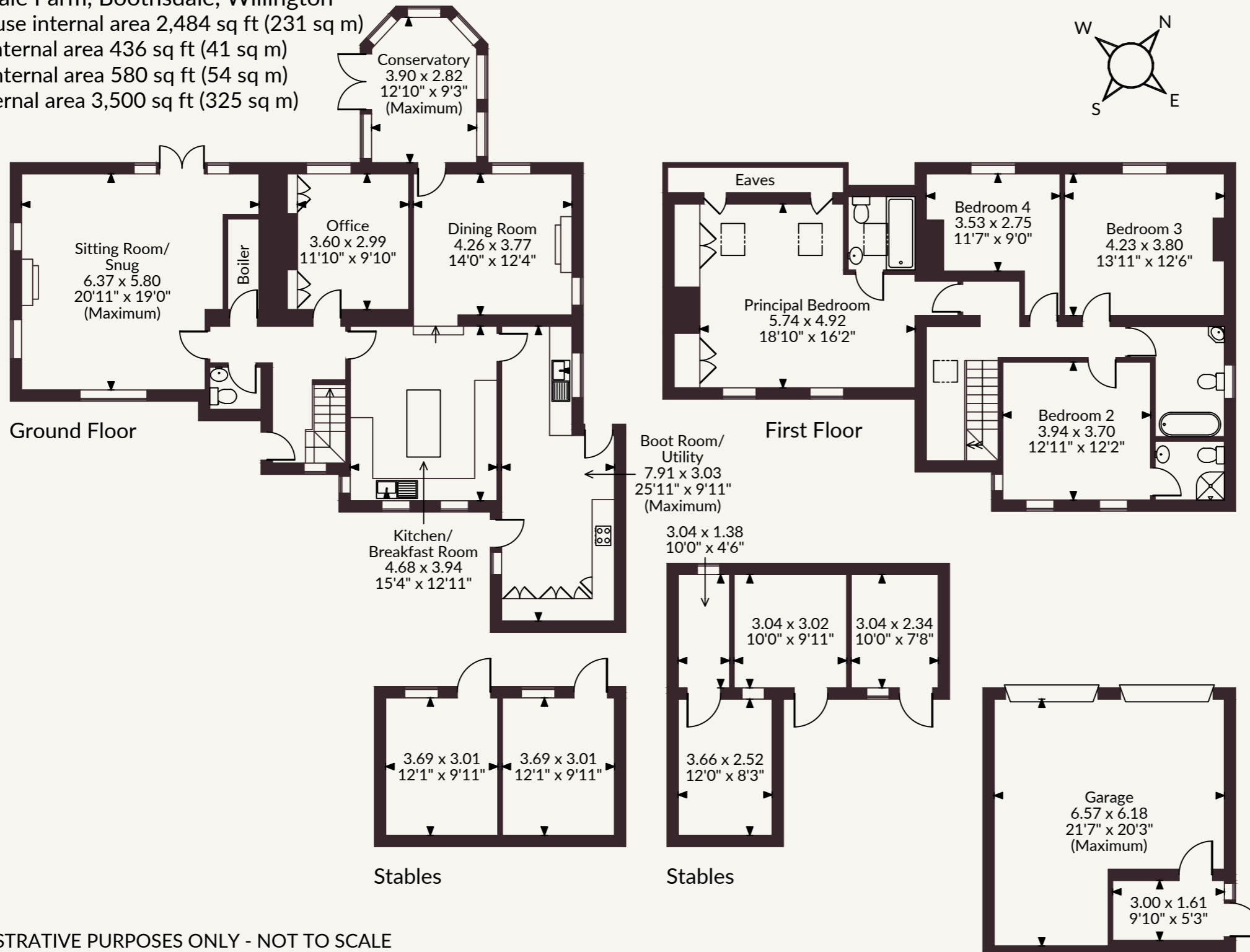


Boothsdale Farm, Boothsdale, Willington
 Main House internal area 2,484 sq ft (231 sq m)
 Garage internal area 436 sq ft (41 sq m)
 Stables internal area 580 sq ft (54 sq m)
 Total internal area 3,500 sq ft (325 sq m)



Cheshire & North Wales

01244 354880 | cheshire@struttandparker.com



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8687109/GSM

@struttandparker struttandparker.com

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Photographs taken April 2026. Particulars prepared April 2026.



Strutt
& Parker

Land and property. Since 1885.