



Talwrn Farm

Higher Kinnerton, Chester, Flintshire



BNP PARIBAS GROUP

A detached five-bedroom farmhouse with outbuildings and 5.91 acres in a sought-after location

A handsome double-fronted family home featuring generously proportioned accommodation combining modern amenities with some period features. Externally are a range of outbuildings and land totalling 5.91 acres. Located near to a popular village providing good day-to-day amenities and within easy commuting distance of both Chester and Wrexham.



3 RECEPTION ROOMS



5 BEDROOMS



2 BATHROOMS



OUT-BUILDINGS



5.91 ACRES



FREEHOLD



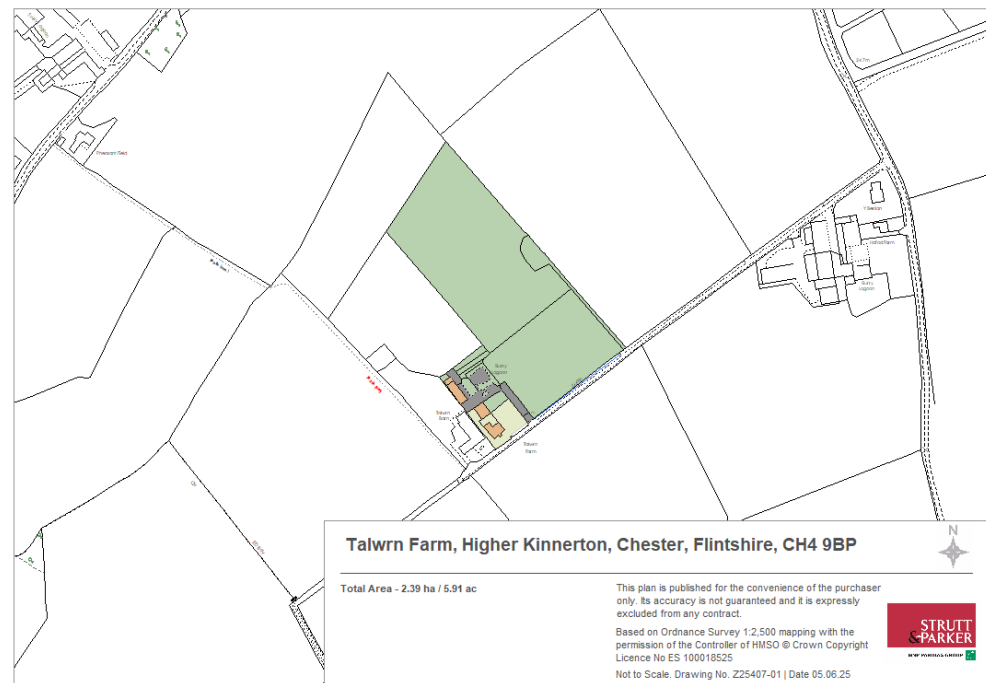
RURAL



2,743 SQ FT



**GUIDE PRICE
£850,000**



The property

Talwrn Farm is a handsome double-fronted period family home offering over 2,700 sq ft of generously proportioned accommodation arranged across two floors. Designed to provide a practical living and entertaining environment, it maximises stunning, far-reaching views over the property's land and surrounding countryside while sensitively blending modern amenities with period features such as high ceilings, deep skirting boards, and some original fireplaces.

The accommodation flows from a vaulted porch into a welcoming reception hall with useful storage and a door leading to a rear hall, currently used as a utility room, featuring quarry-tiled flooring and garden access. It comprises a 28 ft dual-aspect drawing room with a feature cast iron open fireplace, alongside a front-aspect dining room with exposed wooden flooring, a striking exposed brick open fireplace, and a serving hatch to the adjoining kitchen/breakfast room. The kitchen provides a range of wooden wall and base units, complementary work surfaces, an exposed brick

chimney breast with a cast iron range, modern integrated appliances, and space for a good-sized table for informal dining. The ground floor accommodation is completed by an L-shaped office accessed via the rear hall. On the part-vaulted first floor, the property offers a front-aspect principal bedroom with an en suite shower room, four further well-proportioned double bedrooms, and a wooden-floored family bathroom.

Outside

Set behind mature hedging the property is approached through a five-bar gate over a concreted side driveway leading to the rear, providing private parking for multiple vehicles and giving access to a range of outbuildings, one incorporating a quadruple garage, gardener's WC and numerous storerooms and the other a 62 ft two-roomed barn with hardstanding. The well-maintained formal garden surrounding the property on three sides is laid mainly to level lawn bordered by well-stocked flower and shrub beds and to the rear features a walled block-paved and gravelled courtyard accessible from the rear porch,



ideal for entertaining and al fresco dining and giving access to an integral fitted utility room. The whole is screened by mature hedging and specimen trees and enjoys far-reaching views over the property's enclosed pasture and rolling countryside beyond. The property has 5.91 acres and is ideally suited to those with equestrian or small holding interests.

Location

Higher Kinnerton is a picturesque village offering a peaceful rural lifestyle just six miles from Chester. The village provides everyday amenities including a local shop, post office, two pubs (The Swan and The Royal Oak), a well-regarded primary school, and a village hall hosting community events. For broader retail needs, Broughton Retail Park is only two miles away. The village is well-connected by road and public transport, with nearby railway stations at Penyffordd, Hope, and Chester, offering routes across the region. Reputable independent schools in the vicinity include. This blend of rural charm, access to amenities, and proximity to Chester makes Higher Kinnerton a desirable place to live.



Distances

- Broughton 2 miles
- Penyffordd 2.5 miles
- Hope 3 miles
- Chester 6 miles
- Buckley 6 miles
- Mold 8 miles
- Wrexham 10 miles
- Liverpool 37 miles

Nearby Stations

- Penyffordd
- Hope
- Chester

Key Locations

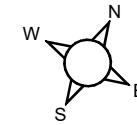
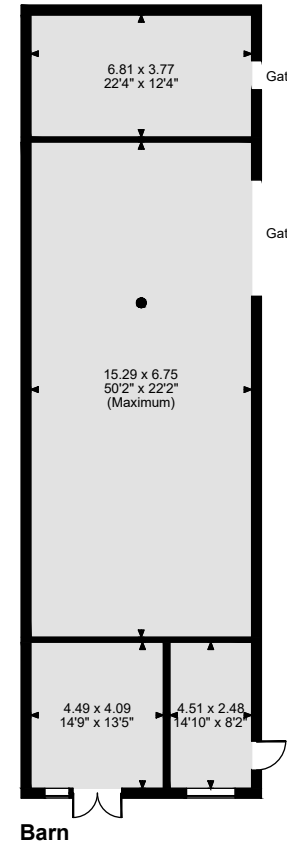
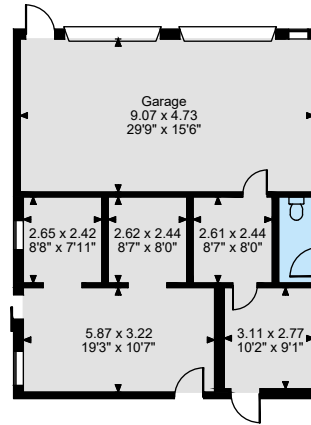
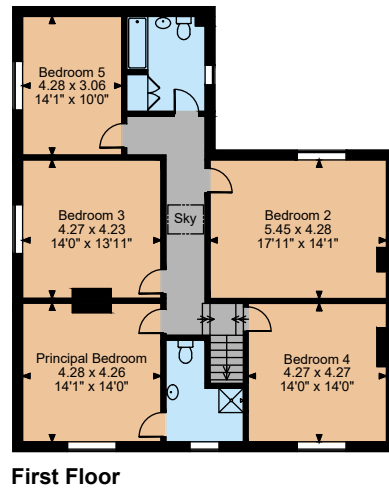
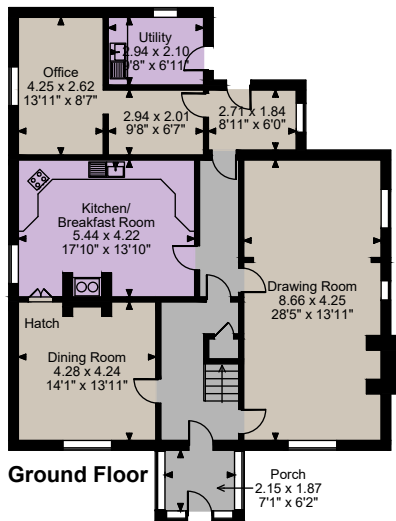
- Chester's Roman City Walls
- Chester Racecourse
- Chester Cathedral
- Chester Golf Club
- Blue Planet Aquarium
- The Roman Gardens

- River Dee
- Grosvenor Museum
- Cheshire Military Museum
- Beeston Castle
- Peckforton Castle

Nearby Schools

- Christleton Primary School
- Boughton Heath Academy
- Abbey Gate College
- Queen's Park High School
- Overleigh St. Mary's CofE Primary School
- The Catholic High School, Chester
- Chester International School
- The Grosvenor Park CofE Academy
- The Queen's School
- Belgrave Primary School
- The King's School
- Chester Blue Coat CofE Primary School
- Dee Banks School
- The Firs
- The Hammond





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

Main House internal area 2,743 sq ft (255 sq m)
Garage internal area 462 sq ft (43 sq m)
Outbuilding internal area 581 sq ft (54 sq m)
Barn internal area 1,750 sq ft (163 sq m)
Total internal area 5,536 sq ft (514 sq m)
For identification purposes only.

Directions

Post Code CH4 9BP
what3words: ///blazing.pickup.announced

General

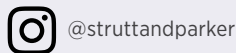
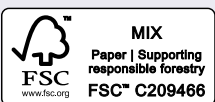
Local Authority: Flintshire County Council
Services: Mains electricity, water, oil fired central heating, private drainage via a septic tank which we understand is not compliant with current regulations.
Council Tax: Band G
EPC Rating: E
Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Cheshire & North Wales

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