












Hondslough Farm

Hondslough Lane, Norley, Frodsham, Cheshire

A detached substantial farmhouse with planning permission for the conversion of outbuildings and 6.56 acres

A handsome double-fronted period family home in need of cosmetic modernisation situated in a wonderful, elevated position. The outbuildings have planning permission for the conversion into two residential dwellings 24/00656/FUL along with the demolition of other agricultural buildings and the construction of garaging and associated landscaping

	4 RECEPTION ROOMS		8 BEDROOMS		2 BATHROOMS
	FARM BUILDINGS		6.56 ACRES		FREEHOLD
	RURAL/ VILLAGE		4,147 SQ FT		GUIDE PRICE £850,000



The property

HondsloUGH Farm is a detached double-fronted family home brimming with period features including high ceilings and original fireplaces throughout. The property offers more than 4,100 sq ft of light-filled, flexible accommodation arranged over three floors and, while in need of cosmetic modernisation, offers the prospective purchaser the opportunity to create an elegant and practical living and entertaining environment.

There is planning permission for conversion of a traditional red brick barn into two residential dwellings, demolition of other agricultural buildings and the construction of garaging and associated landscaping. The brick-built barn is two-storey and just over 5,000 sq ft. with a variety of features including diamond patterned air vents and round windows that add to the charm of the building.

Planning: Prospective purchasers are advised that they should make their own enquiries to the local planning authority.

Outside

The property is approached over an unmade driveway providing private parking and giving access to the main house and to a range of outbuildings including the red brick barn, two further brick-built stores, three metal freestanding Dutch barns and two metal framed sheds. The formal garden surrounding the property, also in need of cosmetic maintenance, is laid mainly to lawn bordered by mature shrubs and trees. It enjoys far-reaching views over the property's remaining acreage, which is fringed by mature woodland.



Location

Hondslough Farm sits on the edge of Delamere Forest, near to Hatchmere hamlet, lake and nature reserve in Cheshire's Delamere Forest. The historic village of Norley has a thriving community spirit together with a church, village store, pub and primary school, all surrounded by open farmland and walking, cycling and riding trails. More comprehensive facilities can be found in neighbouring villages and in the thriving market town of Frodsham, which offers independent and high street shopping, a supermarket and numerous restaurants. Nearby Warrington and Chester offer more extensive shopping, recreational and leisure facilities.

Transportation links are excellent: the M56 gives access to major regional centres and the motorway network, and Delamere station (2.4 miles) offers regular links to major cities including Chester, Manchester and London.

General

Vendors costs: The purchaser(s) will be required to pay 1.5% of the agreed purchase price in addition as a contribution towards the vendors legal and surveyor's fees. Fee due upon sale agreed, and should a sale abort then time incurred will be deducted from this fee with the balance (if any) returned to the buyer.

Sales particulars and plans: The plans and schedule of land is based on the ordnance survey. These particulars and plans are believed to be correct but neither the vendor nor their agents shall be held liable for any error, misstatement, fault or defect in the particulars and plans, neither shall such error, misstatement, fault or defect annul the sale.

Town & Country planning act: The property not withstanding any description within these particulars of sale, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme or Agreement, Resolution of Notice which may or may not come to force and also subject to any statutory or bylaw without obligation on the part of the vendor to specify them.



Distances

- Northwich 4.4 miles
- Frodsham 4.7 miles
- Warrington 14.7 miles
- Chester 12.7 miles

Nearby Stations

- Delamere
- Cuddington
- Helsby

Key Locations

- Delamere Forest & Blakemere Moss
- Arley Hall & Gardens
- Peckforton Castle
- Cholmondeley Castle Gardens

Nearby Schools

- Delamere CofE Primary Academy
- The Grange
- OneSchool Global (Northwich)
- The Hammond





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

□ □ □ □ Denotes restricted head height

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Floorplans

House internal area 4,147 sq ft (385 sq m)

Barn Building internal area 5,351 sq ft (497 sq m)

Outbuildings internal area 625 sq ft (58 sq m)

For identification purposes only.

Directions

Post Code WA6 6ND

what3words: ///vowed.suspends.hydrant - brings you to the driveway

General

Local Authority: Cheshire West and Chester

Tenure: The property is offered for sale freehold with vacant possession on completion.

Services: Mains water and electricity. Oil fired central heating. Private drainage to septic tank: we understand that the private drainage at this property may not comply with the relevant regulations.

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

Council Tax: Band G

EPC Rating: G

Fixtures and Fittings: All fixtures and fittings will be included in the sale.

Wayleaves and easements: The sale is subject to all existing easements, wayleaves, public and private rights of way whether specified in these sale particulars or not.

Viewing: Strictly by appointment through Strutt and Parker on 01244 354880.

Agents notes:

Planning: Reference 24/00656/FUL

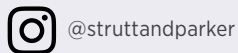
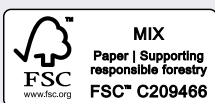
Access: There is a right of way over the estate road subject to a liability for a share of the costs of maintenance and replacement, such share being proportionate to the amount of use by the property.

Cheshire & North Wales

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