



Lower Rock Farm
Beeston | Cheshire



Lower Rock Farm

Tattenhall Lane, Beeston, Tarporley,
Cheshire, CW6 9UA

A superb Cheshire Farmhouse with state of the art Equestrian facilities; in one of Cheshire's most sought after areas.

- The property has undergone a highly specified & comprehensive refurbishment programme throughout.
- GF: Reception Hall, Breakfast Kitchen, Utility, WC, Dining Room, Study, Drawing Room, Entrance Hall, Sitting Room, Sunroom. FF: Spacious Landing, 5 double Bedrooms & 3 Bathrooms.
- GIA: 4,873sq.ft.
- Extensive range of Outbuildings & first class Equestrian Facilities inc.
- American-Barn style 10 Monarch Stables, 2 Wash Bays & Solariums, Tack Room, WC, Kitchen.
- Traditional Barn with 4 further Stables, Tack Room plus PP for 4 Bed property and large office.
- Dutch Barn with isolation stabling, Hay / Bedding Store; Machinery Barn, Muck store.
- 60m x 20m P & R fenced Manege.
- Stunning rural views towards Beeston and Peckforton Castles.
- Approx. 14.4 acres; (8.6 further acres available by sep neg); flat, P & R fenced paddocks

Distances (approx.)

Beeston 1m | Tarporley 4m | Tattenhall 4m | Chester
12m | Crewe station 17m | Manchester 39m |
Liverpool 53m



Location

Lower Rock Farm is an attractive former Peckforton Estate farmhouse, set in a prime location in rural Cheshire. The property offers spacious, flexible and very well presented family accommodation, with generously proportioned rooms and stunning views over the surrounding countryside and towards Peckforton and Beeston castles. The extensive range of outbuildings, the manege, excellent quality stables and surrounding paddocks combine to create a superb equestrian property.

The property is conveniently located about 3.5 miles south west of the popular town of Tarporley, which offers an extensive range of shopping and other facilities including highly regarded schools, public houses, a hospital and golf courses. It is situated just below Beeston Castle in some of Cheshire's most attractive countryside and enjoys far-reaching, rural views. It is also within daily reach of Manchester and Liverpool, and Crewe mainline train station offers a regular service to London Euston (from 1 hour and 34 minutes).

The Cathedral City of Chester, a Heritage City with Roman and Tudor origins, has a great array of shops, notable schools including Kings & Queens School, an expanding university and sporting facilities.

Local Equestrian attractions include Horse Racing at Chester, Haydock and Bangor on Dee. Hunting locally with the Cheshire hounds and Sir Watkin Williams Wynn's Hunt; Polo at Cheshire Polo Club in Little Budworth; Kelsall Hill Equestrian Centre, show-jumping at Southview, Broxton Hall Gallops; a short distance from the entrance to Lower Rock Farm is the Bishop Bennett Way, a 34m route for horse riders from Beeston Castle to Wirswall on the Shropshire border and the nearby Delamere Loop.





There are several golf courses locally at Carden Park, Portal , Tarporley, Waverton, and Aldersey Green; motor racing at Oulton Park; walking along the Sandstone Trail over the Peckforton and Bickerton Hills and in Delamere Forest.

Description

Lower Rock Farm is approached from the Tattenhall Lane via an impressive entrance with substantial timber electric gates set between brick piers with sandstone finials. The gates open onto a tree lined tarmac drive serving the land and buildings before sweeping round to a parking area beside the house. The attractive former farmhouse very much echoes the local vernacular with brick elevations beneath a slate roof and is set in pleasant gardens with an orchard beyond.

The front door opens into a Hall with one of two staircases leading to the first floor. There are doors to an Entrance Hall, which in turn leads to a spacious Drawing Room with a fireplace and wood burner, and to a Sitting Room which in turn leads to an East facing Sunroom which catches the morning sun. A back door from the drive opens into a Reception Hall from which there are doors to a Dining Room, a Study and an excellent family Kitchen, with a good range of fitted units. A utility room and a WC complete the ground floor accommodation.



The second stairs to the first floor lead from a lobby between the kitchen and reception hall. On the first floor is a wide Landing with fitted wardrobes and an impressive Master Bedroom suite with a large Bathroom beyond and a child's Bedroom/Nursery. There are a further 3 double Bedrooms and 2 Bathrooms.

Equestrian facilities

The principal stable block houses an exceptional range of 10 Monarch stables complete with 2 wash bays with hot shower facilities and Monarch solariums, a kitchen, WC and a secure tack room. The stables area is rubber floored throughout.

Adjacent to the house is a large traditional barn with 4 newly equipped stables at the rear together with a tack room, drying room and store room.

At the front are a series of store rooms offering potential for conversion for a variety of uses including a home office, an annexe or leisure facilities. Planning consent has been granted for a 4 bedroom conversion and a substantial home office. To one end are 2 garages.

A section of the Dutch barn provides an isolation stable with the balance offering ample storage for shavings and haylage.

A separate barn is used for machinery storage and adjoins a gated muck store. A well maintained manege provides all year round exercise and training facility.



Land

In all about 14.4 Acres with a further 8.6 acres available by separate negotiation. There are a series of flat, post and railed fenced paddocks around the farm which measure to just over 22 acres, the furthest paddocks are conveniently accessed via a central spine road, all have automatic water drinkers & there are two ponds.

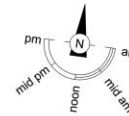




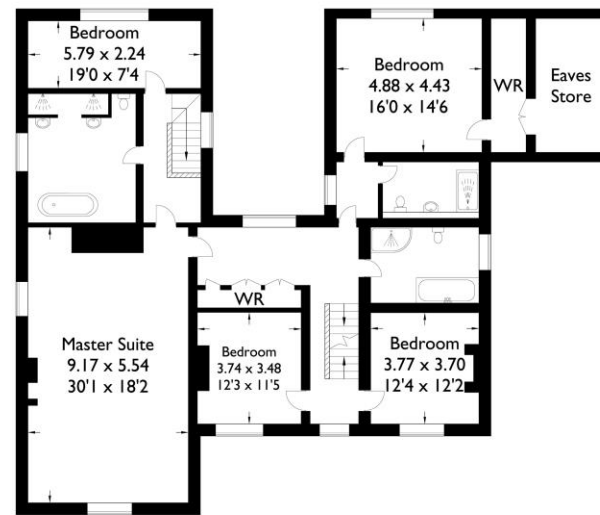
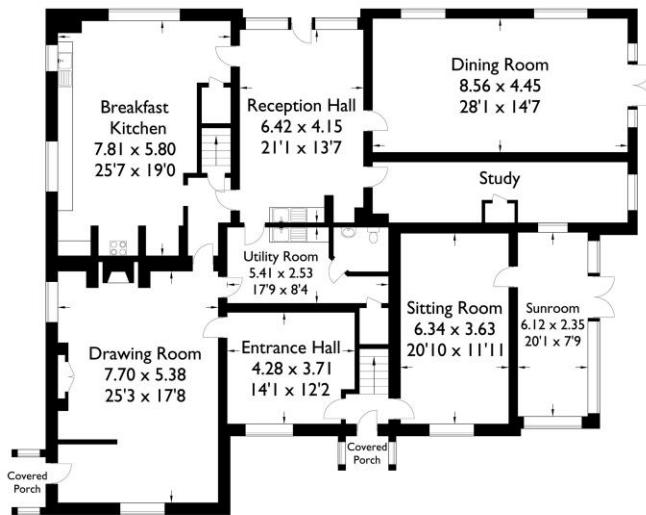
LOWER ROCK FARM

Approximate Gross Internal Area : 452.74 sq m / 4873.25 sq ft

Total : 452.74 sq m / 4873.25 sq ft



For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Services

Mains water and electricity, oil fired central heating, private drainage.

Local Authority

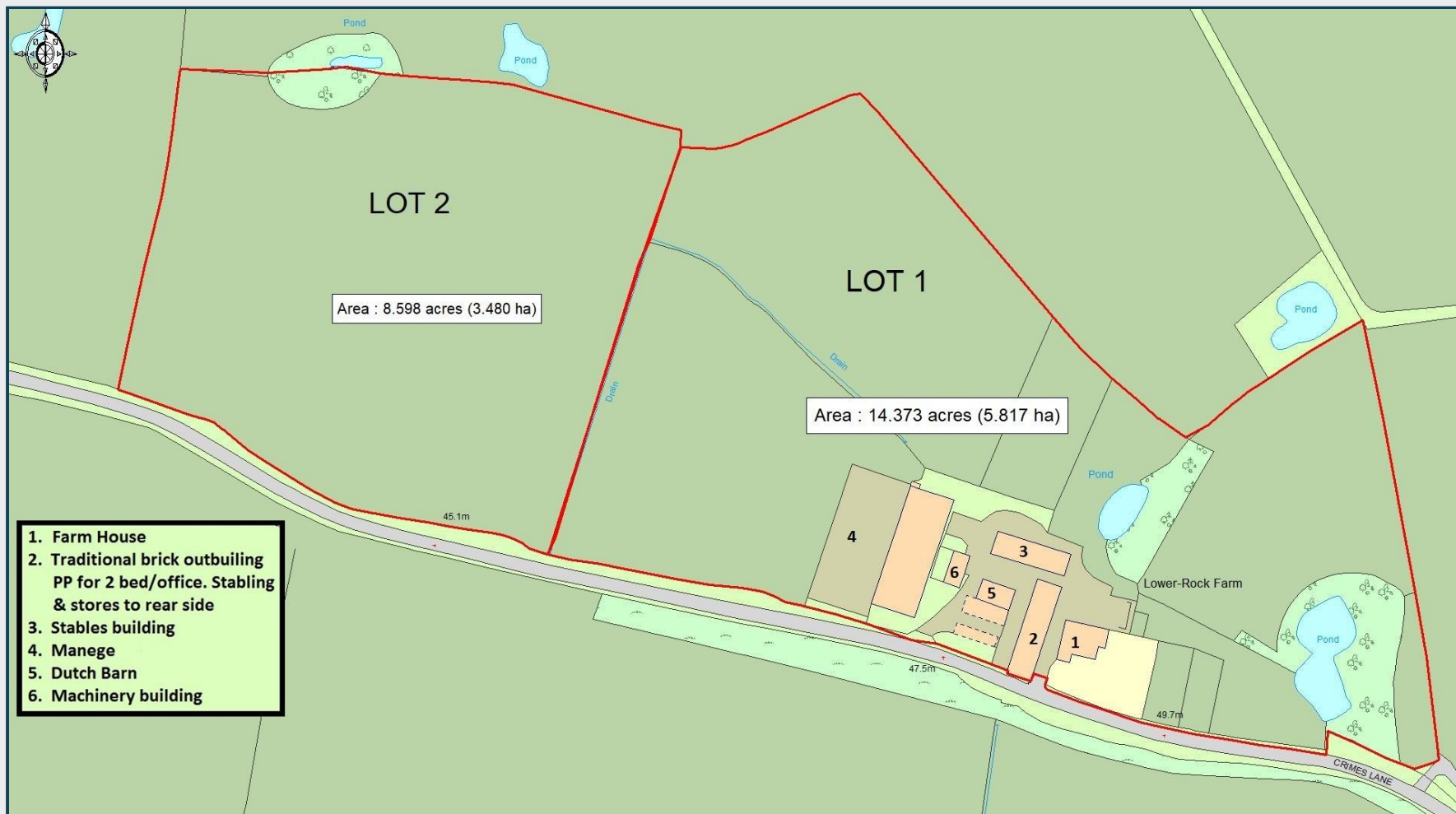
Cheshire West and Chester Council 0300 1238 123.
www.cheshirewestandchester.gov.uk

Agents Note

There is a public footpath running through the property

Directions & Viewings

Heading south on the A49 from Tarporley to Whitchurch, turn right at Bunbury, signed to Beeston and Beeston Castle. Continue on this road for approximately 1 mile and at the end of the road turn left signed to Beeston Castle and the Candle Workshops and then take the next right signed to Burwardsley and Tattenhall. Follow this road for 0.8 mile and Lower Rock Farm will be found on the right. Strictly by prior appointment with the agents Jackson Property on 01743709249 or 01948666695



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