



SCHOOL HOUSE FARM
CAPENHURST, NR. CHESTER

JACKSON-STOPS 

SCHOOL HOUSE FARM, CAPENHURST LANE, CAPENHURST, CHESTER, CH1 6HE

TOTAL APPROX. GROSS INTERNAL AREA: 2649 SQ FT / 246.04 SQ M

A CHARACTERFUL FORMER FARMHOUSE WITH BUILDINGS AND LAND, OFFERING TREMENDOUS POTENTIAL FOR IMPROVEMENT, AND OCCUPYING A RURAL YET ACCESSIBLE LOCATION CLOSE TO CHESTER



DISTANCE

SAUGHALL 3.5 MILES

WILLASTON 4.5 MILES

CHESTER 6.5 MILES

LIVERPOOL 13 MILES

WREXHAM 23 MILES

MANCHESTER 40 MILES

ACCOMMODATION IN BRIEF

Entrance Hall; Sitting Room; Dining Room; Snug; Kitchen; Conservatory; 2 Double Bedrooms; Family Bathroom.

Barn providing extensive storage and workshop space; Stabling; Gardens; Former Manege; Pasture. In all, approximately 4.15 acres (1.68 ha)





LOCATION

School House Farm is accessed off a quiet country lane and surrounded by open countryside. The immediate position is rural with aspects across its own land at the rear, and it is on the edge of Capenhurst which is an attractive village with church and primary school. Saughall and Willaston Villages are both a short distance away, both of which offer most daily services including convenience stores, doctor's and dentist's surgeries and choice of pubs. Likewise, the historic county town of Chester is extremely convenient offering a more comprehensive range of services with extensive shopping, high street banks, restaurants & eateries, complemented by several out-of-town retail parks including the popular Outlet Village at Cheshire Oaks.

Schooling is well catered for locally with state primary schools in Capenhurst, Saughall, Mollington and Willaston together with independent schooling at Birkenhead in Wirral, The Firs and The Kings and Queens Schools in Chester, and Abbeygate College at Saighton. On the recreational front the property is well situated with a variety of sporting centres in the area including rugby at Chester and Wirral, The Neston Club at Parkgate offers cricket, hockey, tennis and squash, and there is golf at Chester, Heswall and Royal Liverpool at Hoylake. For the equestrian enthusiast there is racing at Chester and Bangor on Dee, and for anyone wishing to keep a horse at home there is hacking out directly from the property.

COMMUNICATIONS

Whilst the property occupies a rural location it benefits from excellent road communications being approximately 2 miles from the M56 motorway which provides fast access to Manchester, while the M53 is approximately 4 miles away serving Liverpool. Access to Chester is via the A540, and for travel into North Wales, nearby Woodbank Lane connects directly with the A494 in turn joining the A55 Expressway just beyond Queensferry. For travel to London there is a sub 2 hour rail service from Chester to London Euston, and for international travel both Liverpool and Manchester are served with airports.

DESCRIPTION

School House Farm is a charming period property which occupies a rural location close to Chester. The house is constructed of brick with painted rendered elevations beneath a tiled roof with single storey side extension, and has a particularly attractive front façade with central front door and distinctive dormer windows.





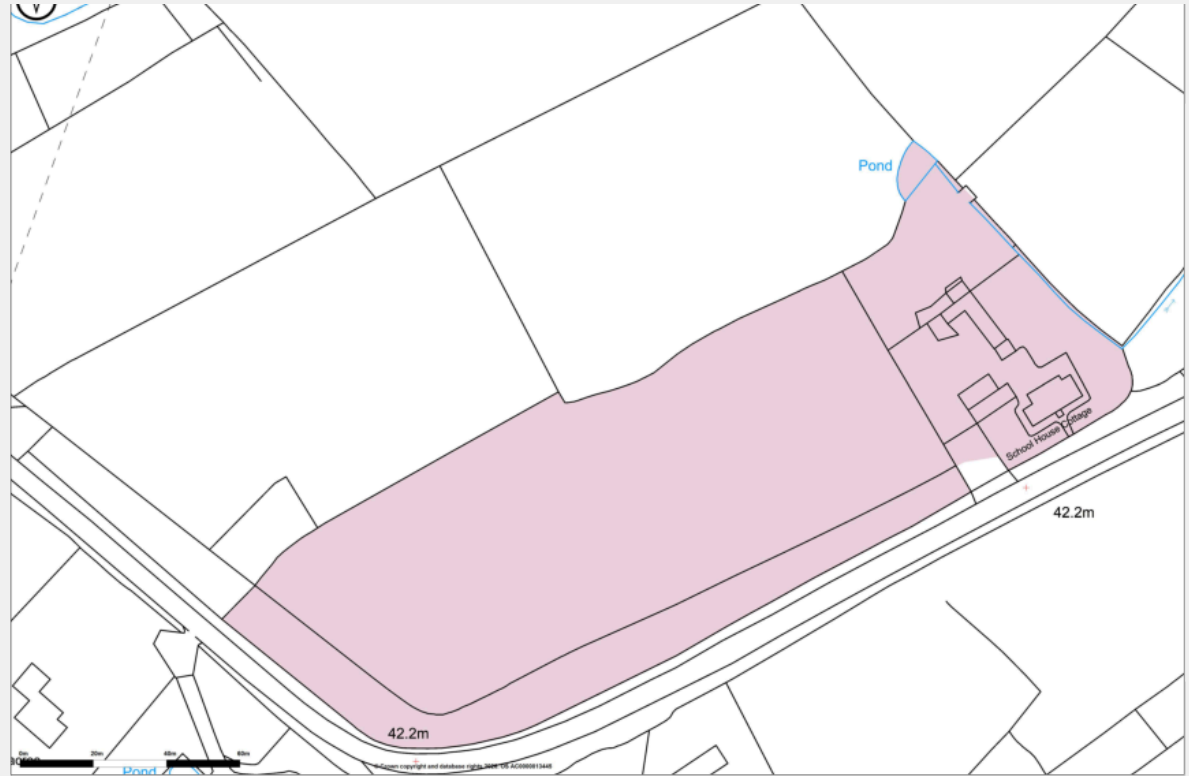
The original cottage has been extended over the years, and now provides comfortable accommodation arranged over two floors and with plenty of character throughout, and served by double glazing and oil fired central heating. There are three reception rooms all overlooking the gardens, and each with fireplaces, a well fitted kitchen with extensive storage off which is a useful conservatory. At first floor level there are two double bedrooms and a large family bathroom. The house would, however, benefit from a scheme of modernisation and extension should anyone require additional living space, notably at first floor level for which there appears to be potential, subject to obtaining any necessary consents.



OUTSIDE

School House Farm is approached off the lane through electrically operated timber gates to an expansive yard at the rear of the house. The yard is flanked by a range of buildings which comprise a workshop of block and rendered construction beneath a tiled roof which presently is sub-divided into two rooms with timber partition, and attached timber garage/store. The building has two pairs of double doors to outside, concrete floor, an electric roller door, and is served with light and power. Opposite is a stable block, comprising 5 loose boxes (each approx. 3.25m x 3m), feed store, tack room and separate W.C.

There are lawned gardens which surround the house and mature hedgerows which provide a high degree of privacy. A pedestrian gate gives access to the lane. The remainder of the land comprises a former manege at the rear of the stables, and a field which is down to grass and in a single enclosure, with mature hedgerows and some post and wire fencing. The field is suitable for grazing horses and livestock.





PROPERTY INFORMATION

Address: School House Farm, Capenhurst Lane, Capenhurst, Chester, CH1 6HE

Tenure: Freehold

Services: Mains water and electricity. Oil Central Heating. Private drainage.
Broadband connection available.

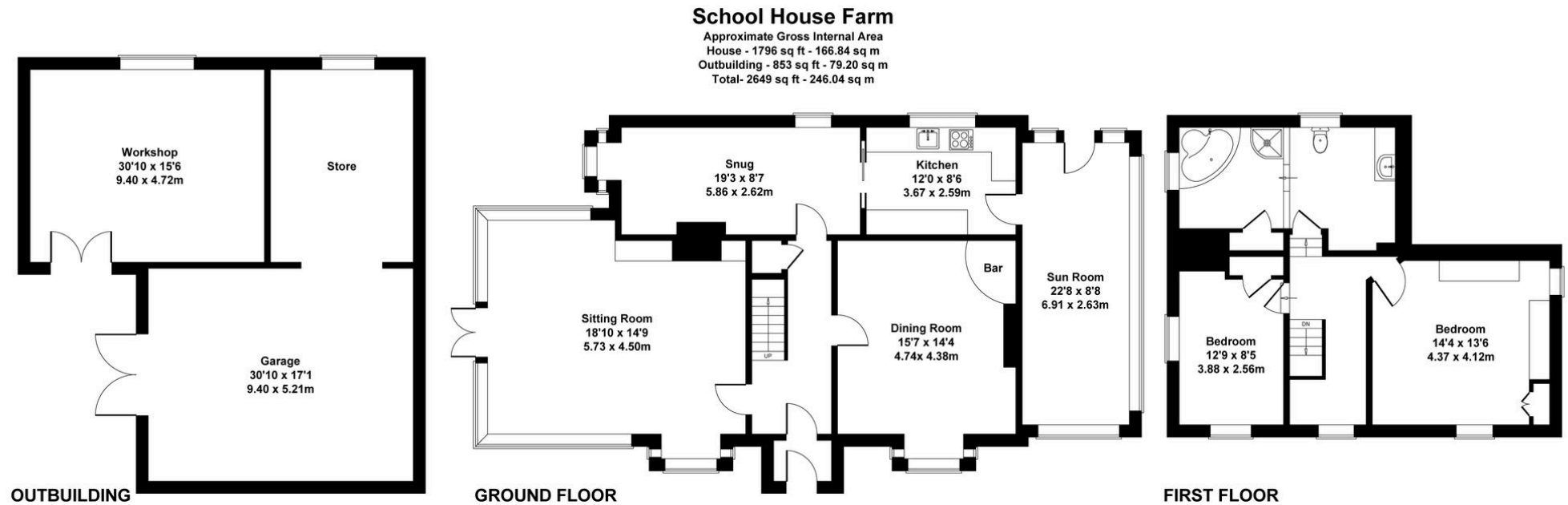
Local Authority: CWAC Tel: 0300 123 8123. Band G £3,987.00 payable 2026/27.

Fixtures: Unless specifically mentioned in these particulars all contents, fixtures and fittings, garden ornaments, statues, carpets and curtains are excluded from the sale. Certain items may be available by separate negotiation.

Directions: <https://w3w.co/fabricate.splashes.caramel>

SCHOOL HOUSE FARM

Measured in accordance with RICS guidelines.
Every attempt is made to ensure accuracy,
however all measurements are approximate.
This floor plan is for illustrative purposes only
and is not to scale.



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their
sizes and locations, are approximate only. They cannot be regarded as
being a representation by the seller, nor their agent.

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Important Notice Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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