

# Former School House

## Potential for residential conversion

Current usage D1

An opportunity to purchase a unique Grade II listed property set within a conservation area which was once the medieval Blue Bell Inn. The property offers excellent potential for residential refurbishment\*.

(\*subject to planning)

2421 sq ft (225 sq m)

Church House Farm, Off Swanlow Lane, Winsford, CW7

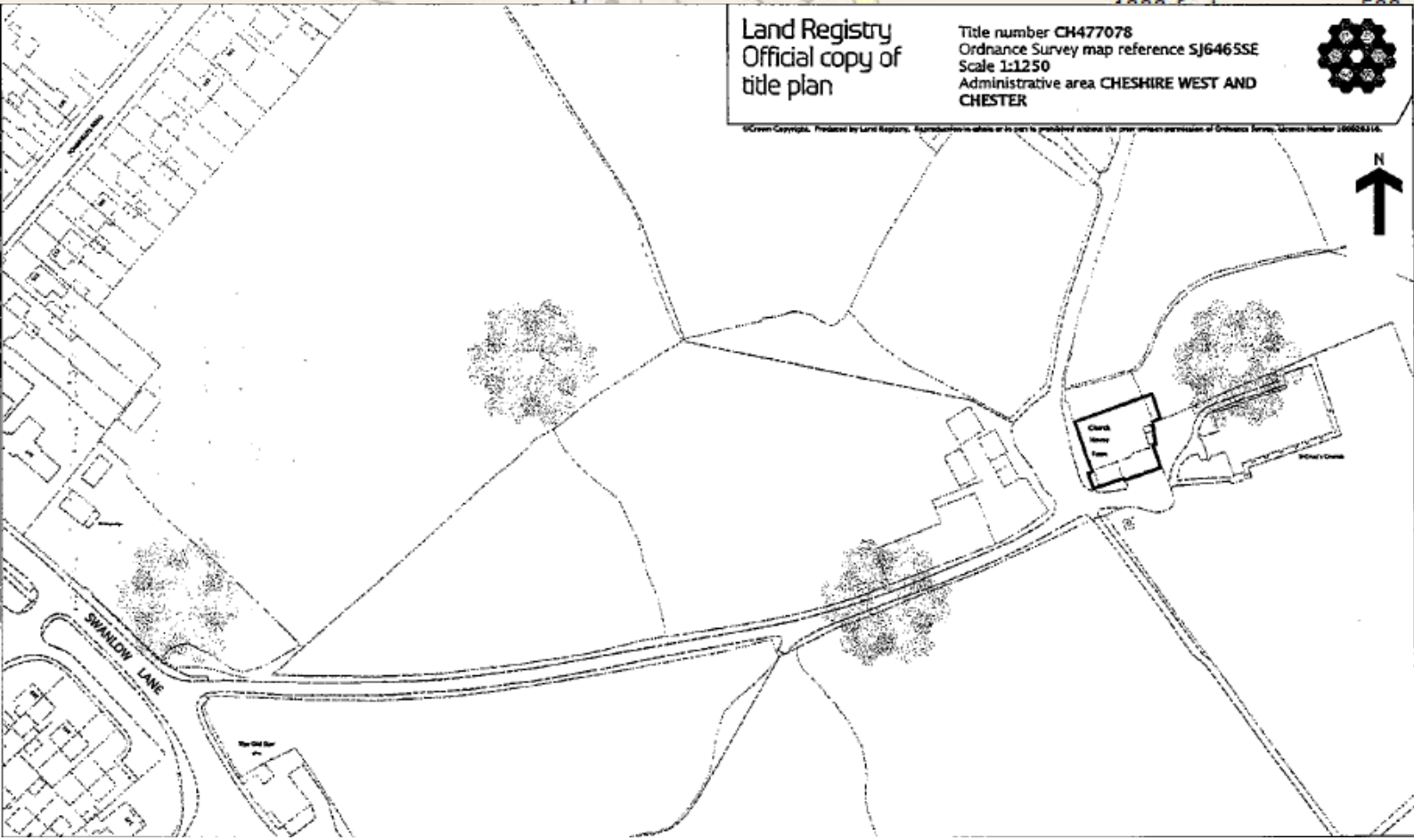
15A

for sale



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Land Registry  
Official copy of  
title plan

Title number CH477078  
Ordnance Survey map reference SJ6465SE  
Scale 1:1250  
Administrative area CHESHIRE WEST AND  
CHESTER



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## location

Winsford is a town with a population of approx 30,000 residents set in the heart of Cheshire, deriving from a combination of the old villages Wharton & Over. The town expanded further in the seventies as a part of a new town development scheme. Winsford is located 17 miles from Chester with the M6 motorway 7 miles away.

## accommodation

A detached property set within a conservation area. The building has most recently been used as a pre school. The premises are set over two floors. The ground floor consists of five rooms/offices, kitchen area and children's WC facilities whilst the first floor has a further four/five rooms/offices and WC facilities.

## externally

Externally there are gardens to the rear, parking area and private garage.

## rating assessment

To be advised

## specification

- Detached Property
- Grade II Listed Building
- Private Parking
- Garage
- Adjacent to St Chads Church
- Open Aspect to Front
- Conservation Area
- Potential for Change of Use  
(subject to planning)

### Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 136 This is how energy efficient the building is.

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## services

The property benefits from mains water, electricity and gas (not tested)

## price

Guide price £259,950

## legal costs

Each party to be responsible for their own legal costs.

## local authority

Cheshire West and Chester Council – 0300 123 8 123

## viewing

Viewing is to be strictly confirmed by appointment with Muller Property Shop – 01270 873111

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