



## Willow Farm

KINNERTON ROAD, HIGHER KINNERTON, CHESTER

**LegatOwen**  
RESIDENTIAL

# Willow Farm

KINNERTON ROAD, HIGHER KINNERTON, CHESTER



A unique opportunity to acquire a versatile lifestyle property. Set within 1.54 Acres of picturesque countryside and located 1 mile from Higher Kinnerton, it offers tranquility and business potential.



## FEATURES

- Lifestyle estate set within 1.54 Acres
- Award winning 4 pod glamping site
- Three bedroom semi-detached house
- Three bedroom barn conversion
- Separate office/ laundry building
- Substantial 2,965 sq ft storage barn
- Excellent business growth potential



## DESCRIPTION

Nestled in an idyllic location surrounded by beautiful open countryside, this remarkable property has been thoughtfully developed by the current owners over the past seven years. Their vision has transformed the property to incorporate a beautifully renovated three-bedroom barn conversion (Wolseley Barn), a modern brick-built utility/office building, and have established an acclaimed glamping retreat.

### NO 7 - THREE BEDROOM SEMI-DETACHED HOUSE

Thoughtfully refurbished and remodelled, the property offers a beautiful family home featuring front and rear gardens with a patio area. The ground floor boasts a well-appointed utility room, a convenient downstairs W.C, and a newly renovated kitchen complete with ample base and wall units, elegant oak work surfaces, a breakfast bar, and porcelain oak flooring. Flowing seamlessly from the kitchen is the open-plan dining/sitting room, featuring a new wood-burning stove and two sets of double doors which lead out to the delightful patio and garden. A separate living room with an additional log burner adds further charm and comfort.

Upstairs, three generously sized double bedrooms all provide ample fitted storage. The principal bedroom enjoys an en-suite bathroom and a separate dressing room and offers far-reaching views across open countryside. The family bathroom includes a bath, separate shower, W.C, and washbasin.



### **WOLSELEY BARN - NEWLY CONVERTED THREE-BEDROOM BARN CONVERSION**

Wolseley Barn presents an exquisite blend of rustic charm and contemporary elegance. This single-storey residence offers immaculate living accommodation, enhanced by premium finishes. A standout feature is the spacious open-plan kitchen/living/dining room, framed by bi-folding doors that open onto a private fenced patio area, perfect for entertaining. Stunning limestone flooring runs throughout, complementing the striking brick fireplace featuring a log-burning stove. A separate utility room with rear access provides convenience.

The three generously proportioned double bedrooms all feature built-in storage. The principal bedroom benefits from a dressing room and a luxurious en-suite bathroom, complete with a walk-in shower, dual wash basins, and W.C. The family bathroom boasts a freestanding bathtub, a large separate shower with feature herringbone tiles, a bespoke freestanding sink unit, W.C, and stylish wood panelling. There is underfloor heating throughout and a dedicated oil tank. Self-contained and private, the barn provides excellent family accommodation or an ideal rental opportunity.

### **WILLOW FARM GLAMPING**

The glamping site, introduced three years ago, comprises four beautifully designed self-contained pods, with planning permission secured for an additional two yurts. Each pod features an open-plan kitchen/living/dining space alongside a separate shower room, offering comfortable and quirky accommodation.



Fitted kitchens with integrated microwaves and tasteful furnishings create a welcoming atmosphere. Each pod benefits from LPG gas and a private outdoor seating area.

The glamping pods are positioned around a landscaped central garden and gravelled communal area with additional seating. The site enjoys a stellar reputation, boasting 5-star Google reviews and award recognition for Excellence in Tourism via Booking.com.

Operating under a 10-month licence, it presents a lucrative hospitality business opportunity.

## **ADDITIONAL BUILDINGS & GROUNDS**

A spacious brick-built office/laundry room includes a fitted kitchen and offers flexible usage options, such as a studio, gym, or additional living accommodation. Two plant rooms house essential utilities, including an oil tank, boiler, and water tank.

A substantial 2,965 sq ft steel corrugated cubicle barn provides ample storage space, with potential for alternative usage subject to planning consent. A vast open yard ensures generous parking capacity. There is an enclosed chicken run and an additional expansive lawn/paddock.



## OPPORTUNITY

This property presents an exceptional opportunity to acquire a versatile property with lucrative business opportunity. Currently managed alongside the owners' full-time jobs, there is significant scope for further development and business expansion.

At present, glamping marketing is limited to Booking.com. There is opportunity to increase visibility by listing on additional booking platforms. Planning permission has already been secured for two yurts (Application Ref No: 059905), offering an exciting avenue for extending the glamping experience. Additionally, approved planning is in place for the construction of two double garages with a studio above (Application Ref No: 059905), adding further versatility and potential.

With its idyllic location, award-winning reputation, and scope for expansion, this property is ideal for those seeking versatile accommodation or an exciting lifestyle opportunity.

## LOCATION

Set in a peaceful rural setting, this property enjoys a coveted location, offering the best of countryside tranquillity while maintaining convenient access to amenities. Just one mile from the desirable village of Higher Kinnerton, residents can enjoy a vibrant community, including a local shop, two welcoming pubs, a charming coffee shop, a village hall, and a well-regarded primary school. Chester lies just six miles away, providing an extensive selection of amenities. The property is also well-connected to the A55, and major motorway links, ensuring seamless commuting options to key business and industrial centres. Additionally, Wrexham and Mold are within easy reach.







## TENURE

Freehold

## COUNCIL TAX

Small Holding No 7 - Band E

Wolseley Barn - Band E

## METHOD OF SALE

Private treaty

## SERVICES

Oil central heating. Mains electricity and water.  
Sewerage treatment plant.

## VIEWINGS

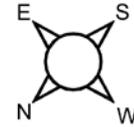
We ask that all viewings of the property are made via private appointment with Legat Owen by calling the office on 01244 408288 or emailing [residential@legatowen.co.uk](mailto:residential@legatowen.co.uk)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 91 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 65 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

# FLOORPLAN

Approximate Gross Internal Area  
 Main House = 1578 Sq Ft/147 Sq M  
 Utility = 489 Sq Ft/45 Sq M  
 Store Barn = 2965 Sq Ft/275 Sq M  
 Wolsley Barn = 1260 Sq Ft/117 Sq M  
 Total = 6292 Sq Ft/584 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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