



# YEW TREE BANK FARM

KINNERTON ROAD ♦ LOWER KINNERTON ♦ CHESTER ♦ CH4 9AE

savills



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A PERFECTLY BALANCED FAMILY  
HOME WITH OUTSTANDING LEISURE  
AND EQUESTRIAN FACILITIES

**Mileages:**

Chester 6 miles ♦ Liverpool 28 miles  
♦ Manchester airport 39 miles

**List of Accommodation:**

House ♦ cottage ♦ guest suite ♦ flat ♦ walled garden  
♦ pool ♦ stabling ♦ garaging ♦ workshop ♦ land

**About 13.5 acres**







## LOCATION

Yew Tree Bank Farm is conveniently situated about six miles south west of the historic city of Chester, and lies on the edge of the popular Kinnerton villages.

The property enjoys far reaching views across open countryside but is only a short distance from a number of local amenities, including a village shop, Post Office, and two excellent pubs. In addition, there is a retail park at Broughton (3 miles) which has a full range of shops.

There are many well regarded independent schools in the area including King's and Queen's Schools in Chester and Abbey Gate College in Saughton. Chester is one of the North West's leading retail and commercial centres serving a catchment area that extends from Manchester to Shrewsbury, and covering the majority of North Wales.

Sporting activities are well catered for with a range of sports clubs in and around Chester including rowing and sailing on the River Dee, tennis, rugby and cricket. There is racing at the Roodee and at Bangor on Dee, motor racing at Oulton Park and numerous golf clubs nearby.

## DESCRIPTION

Yew Tree Bank Farm was originally part of the Grosvenor Estate and is thought to have been built by John Douglas for the first Duke of Westminster in the late 1800s. It was sold to the tenants in the mid 20th Century and in recent years was developed to provide a superb home, ideally suited to the needs of a modern family.

It is an extremely rare property that offers the combination of a fully modernised country house in delightful grounds with a substantial walled garden and swimming pool. In addition it has a courtyard with stabling and garaging, secondary accommodation in three separate units providing a further 3 bedrooms, a substantial workshop/store plus adjoining paddocks giving a total area of about 13.53 acres. Solar panels have been installed to assist with running costs.

The property is approached via three gated entrances. The main entrance is set between brick pillars and electric gates open onto a driveway of granite sets which bisects the property and leads to the garaging and various parking areas.

The house has brick elevations beneath a slate roof and the tell-tale diamond brick pattern associated with John Douglas design on twin gables forming part of the front elevation. Between them the front door is set within an enclosed porch, providing boot and coat storage, which opens into a well proportioned reception hall.

The highlight of the ground floor accommodation is an outstanding family kitchen with a high quality Cheshire Furniture Company kitchen, with a dining area and a large morning room with French doors opening into the garden. The kitchen has a good range of integrated appliances including an Aga.

Off the morning room is a snug from which the secondary stairs lead to the first floor. On the opposite side of the hall is a drawing room, ideal for more formal entertaining. Completing the ground floor accommodation is a cloakroom and utility room, beside which a door provides access to the wine cellar.

The first floor is accessed via to staircases and has 4 bedrooms and 3 bathrooms, 2 of which are en suite.

The house is set in delightful landscaped gardens and grounds with mature trees, hedging and a variety of shrubs and plants. A particular feature is a substantial arbour linking the house and walled garden beneath which is an area of stone paving offering several places for outside dining.

The walled garden is an impressive structure which encloses a large area of lawn with an abundance of established espalier fruit trees and the pool house and swimming pool to one end. It provides a perfect area for ball games and has further potential for the creation of a kitchen garden. The outdoor pool is surrounded by a stone paved terrace and the pool house incorporates a small kitchen area, a WC and shower.

The property offers superb secondary accommodation and additional entertaining space as follows:







### THE BARN

A handsome L shape traditional building converted to an excellent standard to provide the following:

- ♦ A wonderful dining hall with a vaulted ceiling and exposed timber framing.
- ♦ Study and WC.
- ♦ A high quality Mark Wilkinson kitchen with Aga.
- ♦ Utility room.
- ♦ Sitting room.
- ♦ Store room.
- ♦ First bedroom with dressing room and en suite bathroom.

### THE PIGGERY

A self contained annexe with a bedroom and bathroom.

### THE STUDIO

A bedroom/games room with an en suite shower room above one of the garages.

### EQUESTRIAN FACILITIES

Set within a small courtyard opposite the high quality and secure garaging is an attractive brick and timber stable block with three stables, a tack room and kennels. Adjoining the garaging is a store.

A substantial steel framed workshop building offers potential for the creation of American barn style stabling and for the storage of feed stuffs, hay and straw or machinery and equipment. Adjoining these buildings is a possible site for a manege.

The grassland is accessed from road via a circular track also serving the buildings. In addition to the main house entrance there are two further roadside accesses.

### ENERGY PERFORMANCE

A copy of the full Energy Performance Certificate is available upon request.

### VIEWING

Strictly by appointment with Savills.











## FLOORPLANS

Gross Internal Area (approx) = 290.5 sq m / 3127 sq ft

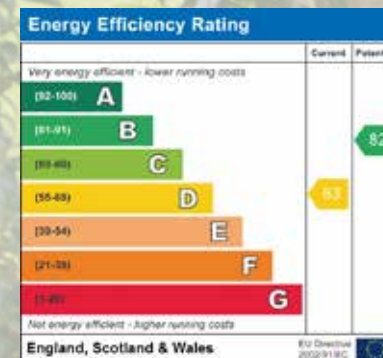
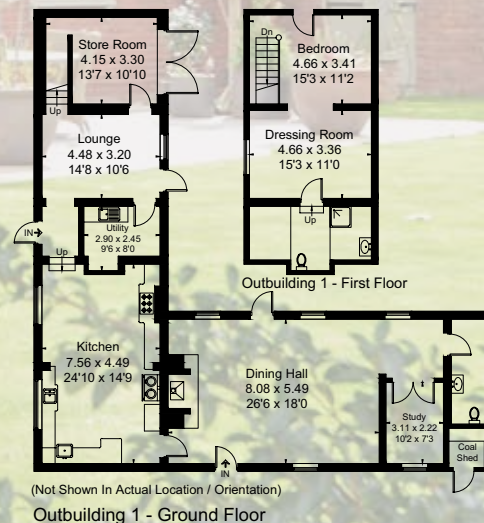
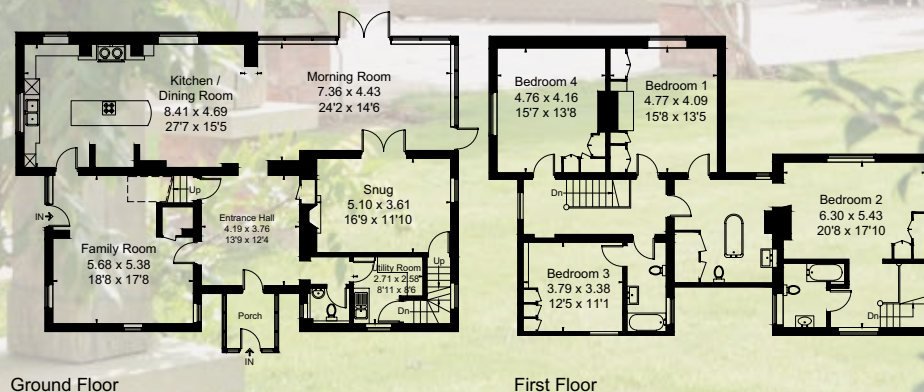
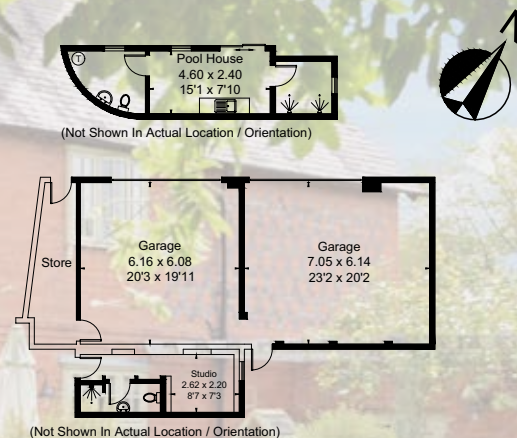
Cellar = 18.6 sq m / 200 sq ft

Garage = 111.1 sq m / 1196 sq ft

Outbuilding = 389.3 sq m / 4190 sq ft

(Excluding Shed / Including Void)

Total = 809.5 sq m / 8713 sq ft



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