



UNIQUE GRADE II LISTED 3,500 SQ FT HOME REQUIRING MODERNISATION

SALTERSLEY HALL FARM,
SALTERSLEY LANE, WILMSLOW, CHESHIRE SK9 5LS

savills

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5 bedrooms ♦ 2 bathrooms ♦ 4 reception rooms ♦ dining kitchen ♦ ancillary kitchen ♦ utility room ♦ cloakroom with w.c. ♦ generously proportioned gardens

Situation

Salterley Hall Farm is situated in a secluded rural location yet within easy reach of the centre of Wilmslow and its excellent range of amenities. The property is set off a private single track alongside Rossmere lake which is fished by the Prince Albert Angling Society. The area abounds with walks and is close to Lindow Common which is a Site of Special Scientific Interest and a designated Nature Reserve. Wilmslow station, Wilmslow Leisure Centre, Wilmslow High School and the thriving town centre itself are all under 2 miles away. Shopping, recreational and educational facilities are nearby with fitness centres, golf courses, Mark and Spencer and John Lewis all within a 10-15 minute drive. There are good local state schools and a wide choice of private schools within easy striking distance. Access to surrounding commercial centres is easy via the A34 or M56 and London Euston is approximately 1hr 50min away by train from Wilmslow Station.

Description

The sale of Salterley Hall Farm represents a truly rare opportunity to acquire a substantial Grade II listed property situated in an idyllic location. The property exudes charm and character throughout with the principal section believed to date back to the 17th century with later additions in the 19th and 20th centuries. The spacious accommodation extends to approximately 3,560 Sq Ft over two floors which includes a self contained section linked to the main house by an interconnecting door on the ground floor. A sandstone entrance porch leads through to a welcoming dining room with exposed stone walls, oak beamed ceiling, parquet flooring, a multi fuel burning cast iron stove and stone mullion windows to the front elevation. The dining room flows through to the dining kitchen which in turn leads to the pantry and utility room. The living room is particularly impressive with a centrally positioned open fire, exposed stone walls and stone mullion windows to both the front and rear elevations. An inner hall accommodates a cloakroom with w.c. and leads through to a well



proportioned family room. The first floor accommodation is accessed via two staircases, one from the family room and the other from the dining room which lead to two separate landings, three bedrooms and a family bathroom, all of which retain character features. The self contained section of the property is accessed via a separate entrance porch and comprises of a living room and kitchen to the ground floor, with two bedrooms and a bathroom to the first floor. Saltersley Hall Farm sits within a generous plot of approximately 1 acre with mature gardens to three sides which are mainly laid to lawn. The property is approached via a long driveway which leads to a parking area to the side.

For discerning purchasers seeking a unique character property which requires a program of restoration and modernisation, Saltersley Hall Farm provides the perfect opportunity.

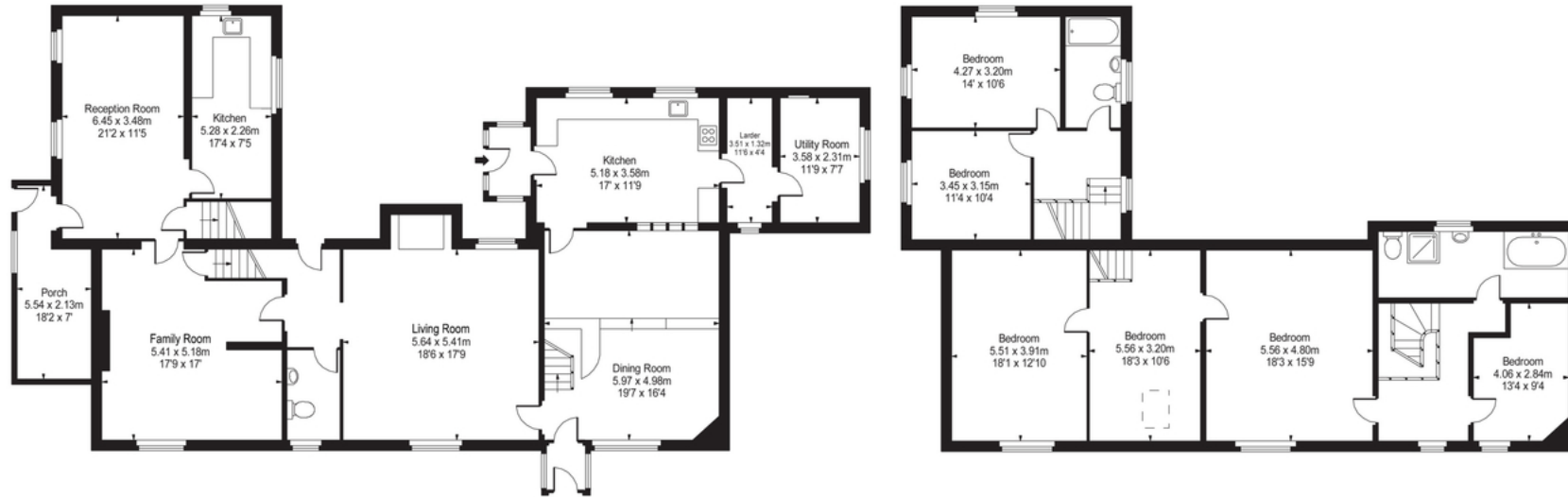
Viewing:

Strictly by appointment with Savills



Saltersley Hall Farm, SK9

Approx. Gross Internal Area 3560 Sq Ft - 330.73 Sq M



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