

# BLACKDEN HALL

BLACKDEN • NEAR GOOSTREY • CHESHIRE







# BLACKDEN HALL

BLACKDEN, HOLMES CHAPEL, CHESHIRE CW4 8BY

*Stunning Grade II\* listed Cheshire Farmhouse with  
about 10 acres and out-buildings*

*Goostrey: 0.5 mile, Holmes Chapel: 3 miles, M6 junction 18: 4.5 miles, Knutsford: 6 miles, Alderley Edge: 8 miles,  
Wilmslow: 9.5 miles, Manchester Airport: 14.5 miles, City Centre: 22 miles*

6 Bedrooms • 2 Bathrooms • 4 Reception Rooms • Conservatory • Farmhouse Kitchen

Laundry • Boot Room • Pantry • Cellar

Outbuildings Include Workshop • Garaging • Store • First Floor Storage Room

Two Storey separate Building with Ground Floor Store Room and First Floor Games Room Hard

Tennis Court • Landscaped Gardens • Grazing Land and Woodland



Savills Wilmslow  
6 Water Lane, Wilmslow,  
Cheshire SK9 5AA  
wilmslow@savills.com

01625 417 450



#### SITUATION

Blackden Hall lies within exquisite gardens (previously in the National Garden Scheme) at the head of a private half mile driveway amidst glorious Cheshire countryside. Less than ½ mile from the rural village of Goostrey with a few shops for day to day supplies, two churches, two pubs and a thriving community spirit. The convenient train station places Manchester Piccadilly from 38mins and London Euston from 2hrs 16mins away whilst M6 junction 18 is only 4.5 miles distant. Terra Nova Preparatory school is only a half mile walk by footpath as is the well regarded village primary school and Holmes Chapel schools are a short drive away. The Cheshire landmark of Jodrell Bank radio telescope is only about 1 mile away and the area abounds with Golf Courses and leisure facilities. A livery yard lies at the end of the driveway although with 10 acres there is plenty of space for keeping horses at home. Within the gardens there is an all weather hard tennis court which requires some renovation.

#### DESCRIPTION

Blackden Hall is a house of regional importance being Grade II\* listed and originates from the late 16th Century with typically fine black and white detailing to the front elevation. Primarily though this is a wonderful family home in a farmhouse style in a delightful rural setting. The property stands behind a stone terrace within a courtyard with plenty of parking/turning space and is flanked on two sides by outbuildings which include garaging, workshops and a two storey building with a games room and scope for conversion to ancillary accommodation, subject to usual permissions. South west facing to the rear, the gardens are a delight and include a productive vegetable area with raised beds and gate access to the grazing land, beyond which is mature woodland. The house is imbued with character and has surprisingly large reception rooms with many exposed timbers throughout. Our clients have recently replaced all the bathrooms and the cloakroom with new sanitary ware and the farmhouse kitchen with its pippy oak cupboards and double AGA has a wine cellar off and a walk in pantry. The boot room doubles as a dog room with an outside door and has a second ground floor w.c. off. This is indeed a country house of merit.

#### ACCOMMODATION

The panelled front door opens to the hall which extends through to the rear of the house with views over the gardens. A traditional staircase leads off and there are timber floors. Off to the left are a study with a window to the front and a cloakroom with a recently fitted suite. The door to the drawing room lies beyond and this is a superb triple aspect room with an impressive fireplace and a real fire.





French doors open to the gardens at the rear and a side French door leads through to the conservatory/garden room to the south side of the house. This has lovely views over the gardens and double French door leading out to a terrace. To the right of the hall is the formal dining room with a service door to the sitting room off the kitchen. This sitting room is lovely, with its beamed ceiling, a large canopied Ingle Nook fireplace and double French doors opening directly to the rear terrace and gardens. An inner vestibule leads into the kitchen with a staircase off leading down to the wine cellar. The kitchen is in a farmhouse style with a double Aga and a range of Pippy Oak cupboards and plenty of space for informal dining. This is the working end of the house, with a large part glazed front porch area and a door leading through to a huge pantry, perfect for home made jams and preserves. The laundry room also lies off the kitchen and leads through to a boot room/rear porch with a second w.c. off.

The main landing is approached by a turning staircase and has attractively timbered walls with two similarly sized principal bedrooms off to the right hand side. Both have double fitted wardrobes. A third double bedroom lies to the front and an inner landing with an airing cupboard leads to the recently refitted house bathroom and two smaller bedrooms which could be readily combined. Both have fitted wardrobes. The master bedroom suite lies beyond with a full width range of fitted wardrobes and a recently fitted en-suite bathroom which could be separated if required.

The property is approached by the long driveway from Goostrey, over which there is a permanent right of access or an unmade track to the east and Jodrell Bank. It sweeps into the pretty courtyard to the front and side beyond which is the former granary, currently used as a store room with a staircase leading up to a playroom/games room. Further along the courtyard is a stable, garaging for three cars (one is currently converted to a walk in fridge store, but easily reinstated), a garage sized workshop and a staircase leading up to a loft room which extends above all of these rooms. The gardens, as mentioned previously, have been part of the National Garden Scheme and are profusely stocked with specimen shrubs and trees including an impressive row of pleached limes. There is a kitchen garden with raised beds and stone flagged terraces, a pond and at the rear, the all weather tennis court. The gardens adjoin and have a gate through to the mainly level field with deciduous woodland to the rear creating an attractive park-like backdrop.

## BLACKDEN HALL

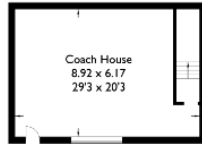
APPROXIMATE GROSS INTERNAL AREA 356.27 SQ M / 3,834.85 SQ FT

COACH HOUSE: 110.08 SQ M / 1,184.89 SQ FT

GARAGE/STORE: 180.23 SQ M / 1,939.98 SQ FT

CELLAR: 9.29 SQ M / 99.99 Q FT

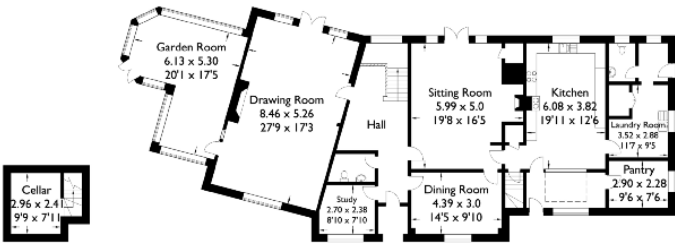
TOTAL: 655.87 SQ M / 7,059.72 SQ FT



Ground Floor - Coach House



First Floor - Coach House

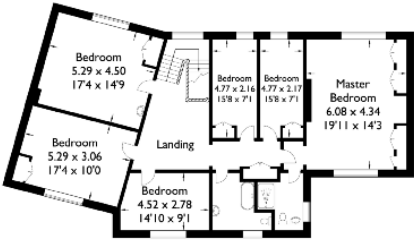


First Floor - Coach House

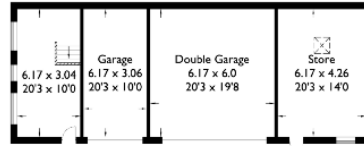


Cellar

Ground Floor



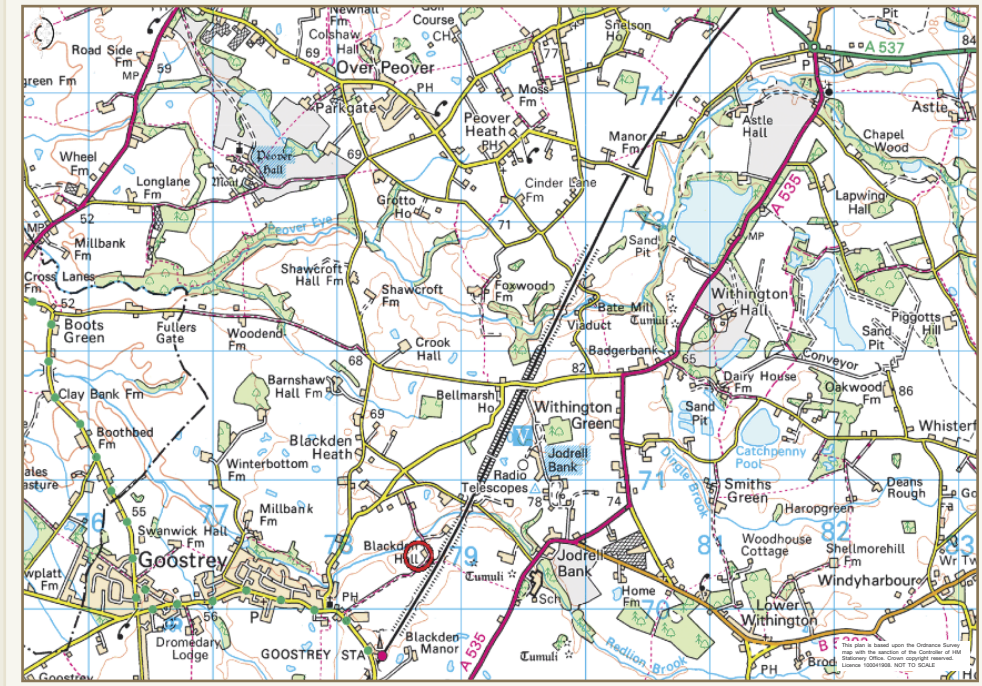
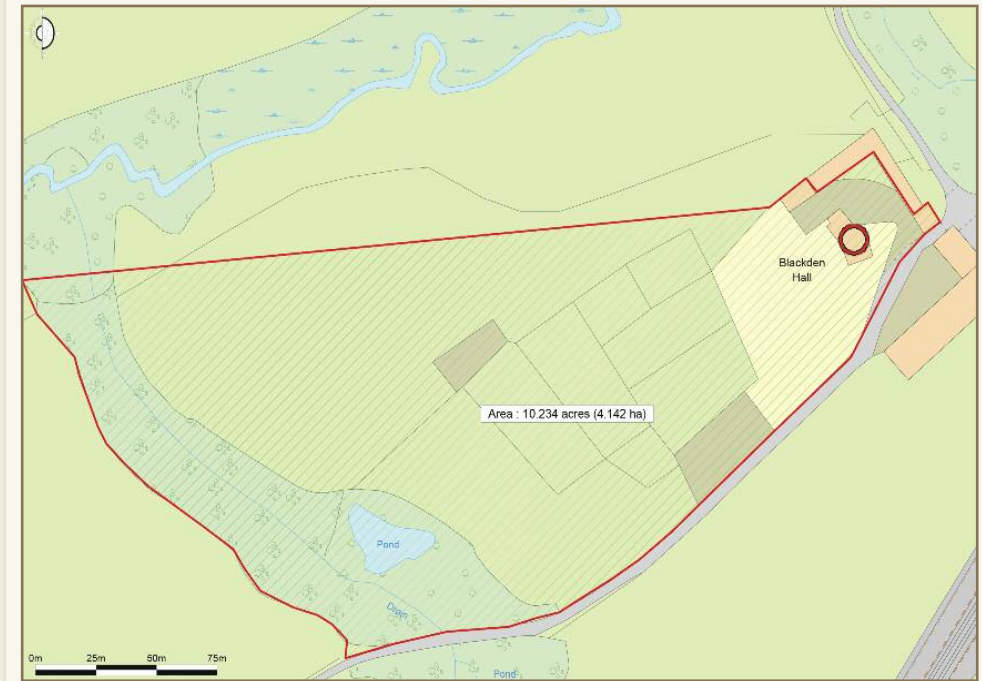
First Floor



Ground Floor - Garage/Store



First Floor - Store



### DIRECTIONS

From the church in Goostrey head in the direction of the station and after passing the Red Lion public house there are two properties; turn left immediately after the second property and this is the main driveway to the house. Continue to the end and Blackden Hall lies on the left hand side.

### GENERAL REMARKS

#### LOCAL AUTHORITY

Cheshire East – Band H

#### SERVICES

Mains electricity and water are connected. Heating is oil fired.

Private drainage to septic tank

#### VIEWING

Strictly by appointment with Savills on 01625 417450.

**IMPORTANT NOTICE** Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



