



'HAYES FARM' | MILL LANE | BLAKENHALL | NANTWICH | CHESHIRE | CW5 7NP
GUIDE PRICE £625,000



COUNTRY HOMES | COTTAGES | UNIQUE PROPERTIES | CONVERSIONS | PERIOD PROPERTIES | LUXURY APARTMENTS

'Hayes Farm', Mill Lane

Blakenhall, Nantwich, Cheshire, CW5 7NP

A superb registered Residential/Equestrian Holding, comprising a substantial Detached Four Bedroom modernised & improved traditional farmhouse, together with an arena,

stables & fenced land, subdivided into various grazing paddocks.

Estimated Area 4.661 Acres (1.886 ha).

Situated along an idyllic country lane amidst open countryside, with delightful views.

Noteworthy features include:- A high efficiency Ground Source Heating System, Solar Panels with tariff payment, Double Glazing, easy access to local bridleways and estate horse riding (further details on request), subject to license payment.





DIRECTIONS

Leave Nantwich along Audlem Road. At the traffic lights, turn left onto Peter Destapleigh Way. Continue for 0.7 miles & turn right onto A51 London Road. Continue for 4.1 miles & turn left into Mill Lane for approx. 1.4 miles and 'Hayes Farm' will be observed on the right hand side.

BLAKENHALL

Blakenhall is a rural hamlet within Doddington and District Parish, approximately 6 miles south-east of Nantwich. It has its own new village hall, a focus for various leisure activities and local events. Bridgemere School and Bridgemere Garden World are within a few minutes drive, as are the villages of Wybunbury, Betley and Woore, with shops, schools, post offices and other facilities, plus a number of popular pub / restaurants.

Blakenhall, being situated close to the borders of Staffordshire and Shropshire, has easy access to Newcastle-under-Lyme and Hanley (Stoke-on-Trent) with their renowned theatres, concert hall, museum and shopping centre, as well as having its traditional links within Cheshire to Crewe & Nantwich.

NEARBY NANTWICH

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of over 250 speciality shops & 4 supermarkets. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings. The High Street has many of the town's finest buildings, including the Queen's Aide House and The Crown Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the new A500 Link Road.

Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent trains from Crewe railway station link Cheshire to London-Euston in only 1hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.

GENERAL REMARKS & COMMENTS

'Hayes Farm' house offers extensive family sized accommodation over three characterful levels, which includes the cellar. The extensive scheme of modernisation is near completion and the sale offers prospective purchasers potential to further improve and adapt, if required, in certain rooms. Overall the accommodation is beautifully modernised & presented to a high standard.

The land & equestrian facilities further enhance the farm's specialist appeal & the location is truly outstanding for access to bridleways & for nearby land/estates, which may allow access (subject to permissions being obtained).

THE ACCOMMODATION:-

With approximate dimensions, comprises:-

ENTRANCE HALL

uPVC double glazed door and window.



RECEPTION HALL

22' 3" x 7' 0" (6.78m x 2.13m) Coat hooks.

Staircase to first floor with cellar access door beneath.

21' 8" x 15' 0" (6.6m x 4.57m) Exposed brick fireplace with raised York stone hearth, black cast 'Clearview' stove, three uPVC double glazed windows, two radiators, TV point & Sky cabling, telephone point



DINING ROOM

14' 10" x 11' 5" (4.52m x 3.48m) uPVC double glazed window. Position & piping for radiator.

STUDY

11' 3" x 5' 9" (3.43m x 1.75m) uPVC double glazed window, LED ceiling spotlights, data & broadband.

LIVING ROOM



BREAKFAST KITCHEN

15' 11" x 15' 10" (4.85m x 4.83m) Comprehensively equipped with modern fitted units to three elevations. Extensive worktop surfaces with numerous cupboards & drawers beneath, wall mounted cupboards, larder unit, wine rack & pull out basket storage. Inset stainless steel 1.5 bowl single drainer sink.

FITTED APPLIANCES include:-

'Stoves Newhome' 4 ring electric ceramic hob with canopy hood over.
 'Lamona' electric oven.
 'Bosch' integrated dishwasher.
 Space for breakfast table, ceramic tile floor, radiator, uPVC double glazed window & exterior door, space for American style fridge, with water supply point

worktops, under counter cupboards, larder unit, space for washing machine, ceramic tile floor, radiator, electricity meters, uPVC double glazed window.

DOWNSTAIRS WC

Close coupled WC, pedestal wash hand basin, part tiled walls, ceramic tile floor, radiator.



BOOT ROOM (OFF KITCHEN)

15' 6" x 8' 1" (4.72m x 2.46m) uPVC double glazed window, brick floor, radiator.

CELLAR

11' 5" x 14' 11" (3.48m x 4.55m) Ground Source NIBE heating system for central heating & domestic hot water.

UTILITY ROOM

8' 11" x 8' 0" (2.72m x 2.44m) Stainless steel single drainer sink unit,

FIRST FLOOR: GALLERIED LANDING



21' 9" x 7' 5" (6.63m x 2.26m) uPVC double glazed window, radiator.

painted cast fireplace surround.



BEDROOM(2) (FRONT RIGHT)

12' 7" x 11' 6" (3.84m x 3.51m) uPVC double glazed window, radiator, painted cast fireplace surround.

BEDROOM(3)

11' 4" x 9' 2" (3.45m x 2.79m) uPVC double glazed window, radiator.

BEDROOM(1) (FRONT LEFT)

14' 11" x 12' 6" (4.55m x 3.81m) Two uPVC double glazed windows,

MASTER BEDROOM(4)

15' 9" x 15' 0" (4.8m x 4.57m) uPVC double glazed window, radiator, access to loft.



BATHROOM

14' 11" x 8' 9" (4.55m x 2.67m) Modern suite comprising panel bath with shower screen panel & shower head mixer tap, pedestal wash hand basin & close coupled WC. Radiator, uPVC double glazed window, part tiled walls.



EXTERIOR

(See plan edged red - 4.661 Acres (1.886 ha) Well set back off the rural highway, Hayes Farm is approached via an electrically operated gateway, over a stoned main entrance driveway, which leads to the hard standing parking area.



A secondary driveway gives access to the Detached Double Garage, having solar panels, adjoining log store & greenhouse to side/rear.





The equestrian facilities comprises:-

All weather, post & railed fenced 40m x 20m arena with fully drained fine grade surface.

The timber constructed stable block, stands on a concrete base subdivided into three loose boxes (12' x 12', 12' x 12', 16' x 12'), plus a tack room & feed hut. Auto water troughs, power & (sensors) light.



have auto watering troughs.

A field shelter has been constructed in the front paddock, various field entrance gates aid loading & unloading of livestock.

Note: Public Footpath.



There are two main grazing paddocks that have been subdivided and

COUNCIL TAX BAND: F EPC RATING: D

SERVICES



Mains water & electricity are either connected or available locally (subject to statutory undertakers costs & conditions). Ground Source Heating System. Solar Panels. Private shared drainage system.
NOTE: No tests have been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services.

TENURE

Presumed Freehold with vacant possession upon completion (Subject to Contract).

VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. E-mail: nantwich@wrightmarshall.co.uk. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-3.30pm.

SALE PARTICULARS & PLANS

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

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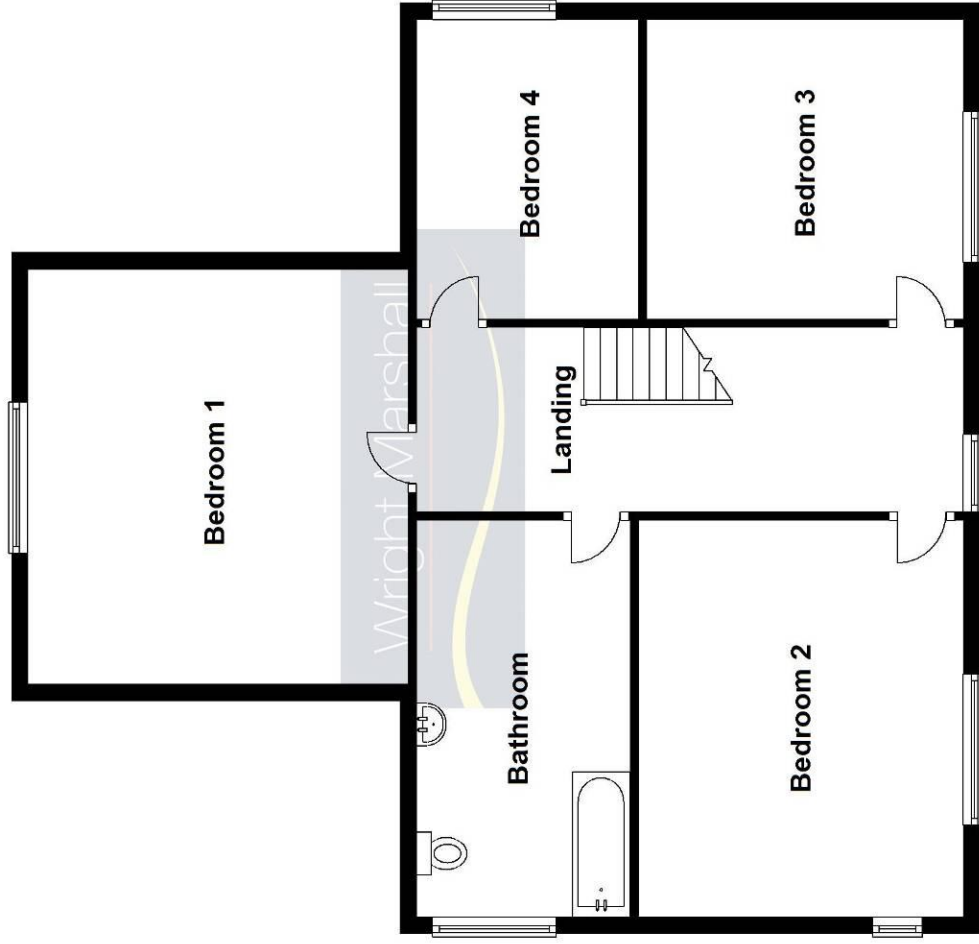




Ground Floor



First Floor





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