



Stoke Hall Stables

Stoke, Nantwich, Cheshire, CW5 6AS





Stoke Hall Stables

Stoke Hall Lane, Stoke,
Nantwich, Cheshire, CW5 6AS

Superbly presented & equipped equestrian property with four bedroom barn conversion & 8.64 acres.

- Four Bedrooms, Two En-Suite Bathrooms with Dressing Rooms & a Family Bathroom
- Open Plan Kitchen/Dining/Living Room, Snug, Utility & WC
- Nine Loose Box Stable Yard
- Drying Room, Tack & Feed Room
- 60m x 20m Floodlit all weather Manege
- Open Fronted Storage Building
- Private or professional equestrian use
- Superb rural and accessible location off A51 Tarporley to Nantwich Road
- Approx. 8.64 acres

Distances (miles)

Nantwich 4m | Tarporley 6m | Crewe 7m | Chester 17m

Liverpool 34m | Manchester 37m



Description

Stoke Hall Stables, offers a superbly equipped & well-presented equestrian property. The four bedroom residence offers excellent modern accommodation over two floors with open plan living on the ground floor.

The equestrian facilities feature an attractive L-shaped brick built stable block, with nine loose boxes.

There is a large yard area providing ample space for car / horse box parking and turning plus a general purpose agricultural shed for feed, bedding, storage or undercover vehicle parking. An excellent floodlit 60m x 20m Manege is situated adjacent to the stable yard and house.

The land is predominantly flat with numerous post and rail fenced paddocks & mains water.

The facilities are such that they would accommodate a private or professional equestrian user.

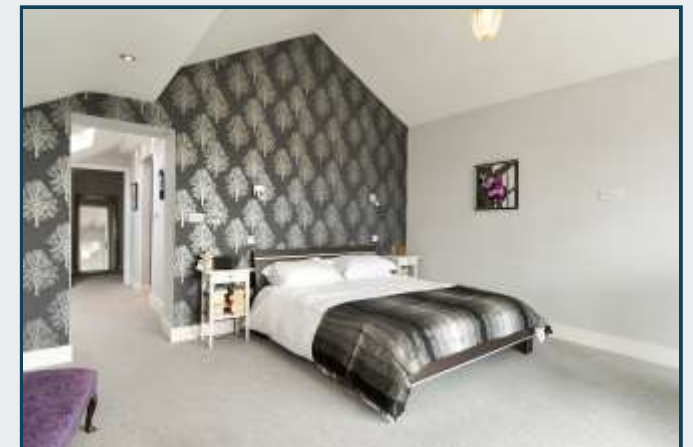




Accommodation

Stoke Hall Stables offers an excellent modern family accommodation, conveniently situated next to the stable yard. The principle ground floor space provides a superb open plan kitchen with dining and sitting area. The kitchen units are of contemporary design with an island unit with a gas hob and extractor above and a breakfast bar. A change of flooring from tiles to carpet helps break up the space and far reaching southerly views of the land are provided by a full height window in the sitting area. Off the kitchen is a utility room with an outside door, WC, Boot room and a snug/sitting room. Another WC is accessed from outside, a drying room and store completes the ground floor accommodation.

On the first floor are two excellent bedroom suites with dressing areas and en suite bathrooms, there are two further bedrooms and a family bathroom. There is underfloor heating at ground and first floor level & this property benefits from the insulation provided with a modern build.





Externally

Stoke Hall Stables has a shared private driveway from Stoke Hall Lane. The main entrance to Stoke Hall Stables leads into the spacious parking sweep to the front and side of the house.

The Equestrian facilities

Feature an attractive L-shaped brick built stable block, with nine loose boxes. There is a concrete forecourt area & stable canopy all aiding practical use during the winter months.

Manege

An excellent floodlit 60m x 20m Manege with sand and rubber granule surface is situated adjacent to the stable yard and house.

A general purpose agricultural shed for feed, bedding or storage lies at the bottom end of the yard.



Land

The land is mainly post and rail fenced and is largely visible from the main house and stable yard. It is level ground which is divided into a series of paddocks, each with a mains water supply. The property as a whole equates approx. 8.64 acres.

Services

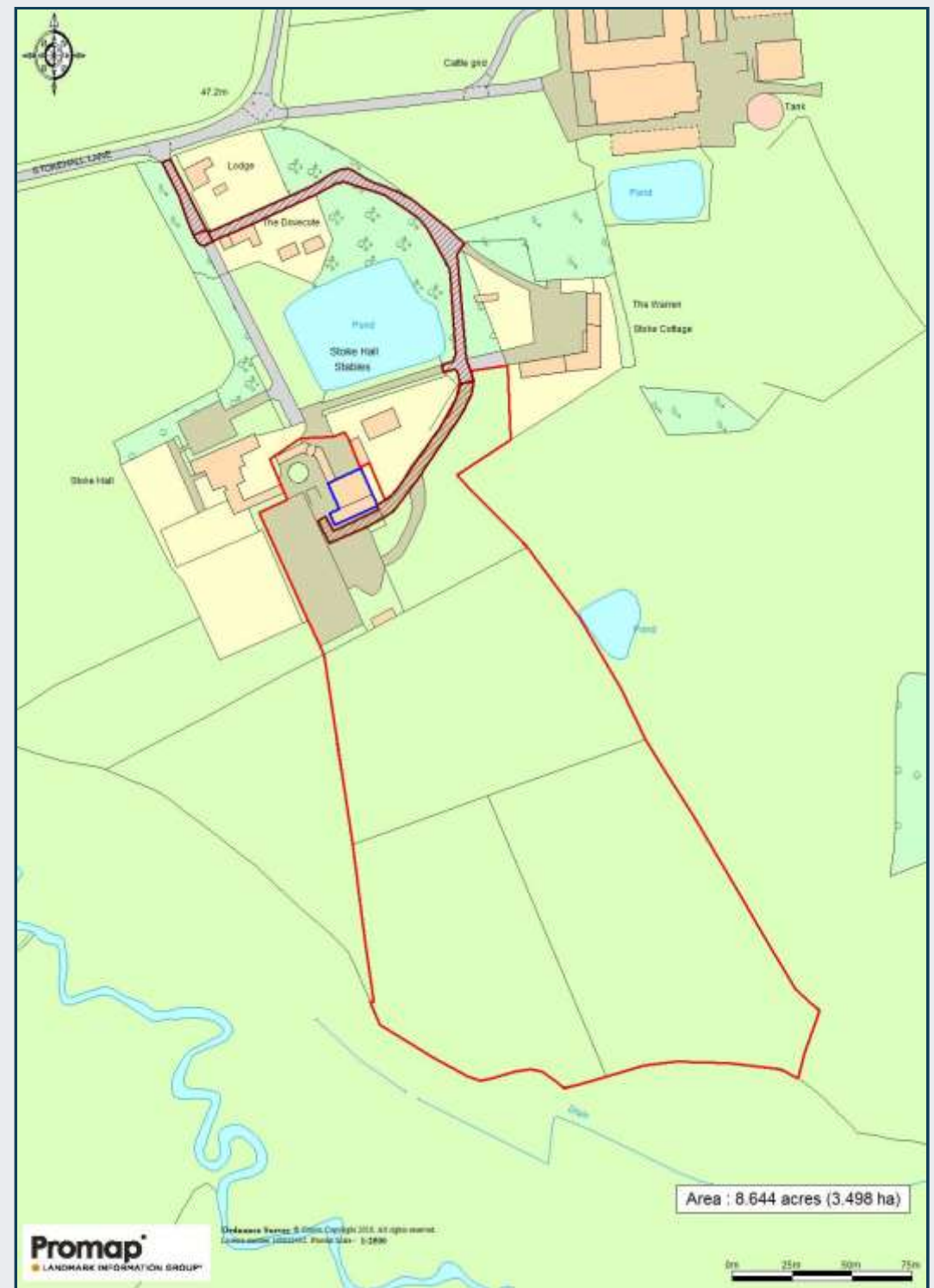
Mains Electric & Water
Oil fired central heating
Private drainage via Bio disc
EPC – C

Local Authority

Cheshire East Council

Directions

Travelling from Nantwich to Tarporley on the A51 turn right in Barbridge onto Mill Pool Lane, then immediately onto Stoke Hall Lane, over the canal bridge, proceed for approximately $\frac{3}{4}$ of a mile & the entrance driveway to property will be on the right hand side. When on the driveway take the first turn left after about 30 yards & follow the road round to the timber gate.



Terms and conditions

Term duration is flexible and to be agreed between parties.

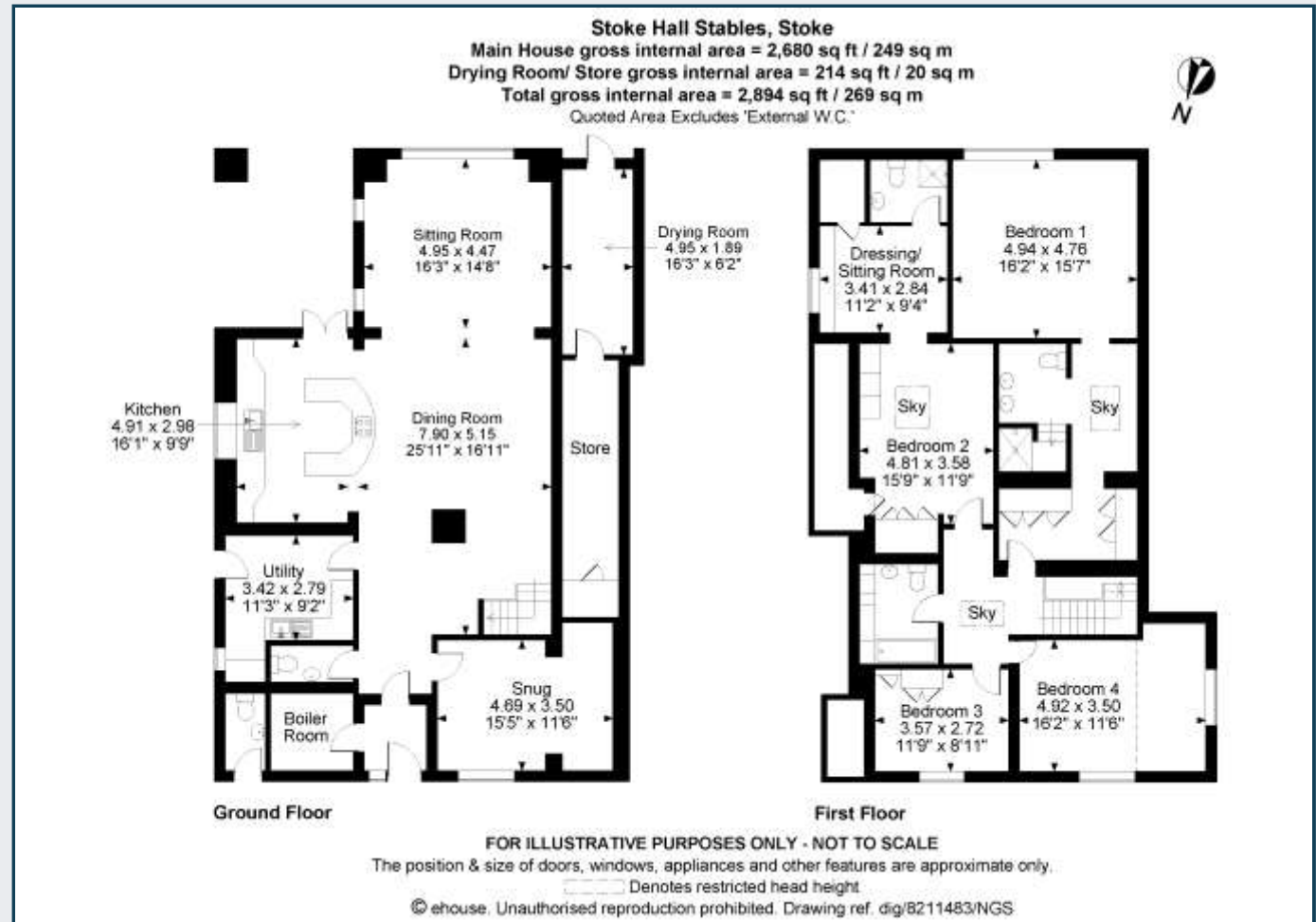
Rent - £2,750 per calendar month to be paid monthly in advance.

Deposit - £5,500.00 payable upon the signing of the agreement.

A holding fee equal to one months rent will be requested to remove the property from the market on agreeing terms between parties to place the property Under Offer and therefore the property will be held for the applicant. This holding fee will act as the first months rent on occupying the property.

Application/Administration Fees

A non-refundable fee of £36.00 (inc VAT) per person is payable upon submission of a completed application form. If the application is accepted an administration fee of £180.00 (inc VAT) is payable before the tenancy agreement is issued.



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