Ash Tree Farm, Cross Lane, Kermincham, CW12 2LJ

A spacious detached period former farm enjoying wonderful views across the surrounding countryside and Dane Valley with grounds extending to approximately 3.78 acres or thereabouts.

- Hallway
- Cloakroom with wc
- Principal drawing room
- Family room
- Sun room
- Sitting room
- Dining room
- Kitchen
- Utility room
- 5 bedrooms
- 3 bathrooms (2 en-suite)
- Detached self-contained cottage
- Large formal gardens and adjoining paddock to approximately 3.78 acres or thereabouts

Ash Tree Farm has been tastefully extended and remodelled, offering well-balanced, spacious, versatile family accommodation. In addition to the main house there is a detached separate cottage ideal for a relative or guest suite. The main house benefits from modern day to day living although great care has been taken to retain the original charm and character with exposed beams and open fireplaces.
The property is located in a charming rural location towards the end of Cross Lane with the surrounding properties secluded but not isolated, enjoying wonderful open views across the surrounding countryside and the Dane Valley. There are delightful local walks, one in particular across the Dane Valley to Swettenham village with The Swettenham Arms and the historic church. This idyllic location is within ten to fifteen minutes’ drive of Alderley Edge, Knutsford, Wilmslow and Congleton centres, all of which offer an excellent range of shopping, educational and recreational facilities with a wealth of quality restaurants. The motorway network system, Manchester International Airport, local and inter-city rail links are within easy access.

On the ground floor, the spacious family accommodation consists of four generous reception rooms with exposed beams and open fireplaces. The fully fitted kitchen with traditional-style base and wall units, deep granite work surfaces, integrated appliances including an Aga. There is slate tiled flooring to a number of the principal rooms which enjoy the wonderful outlook across the formal grounds and countryside beyond.
To the first floor there are five bedrooms, three bathrooms, two en-suite and the sanitary ware is of a traditional style with individual tiling.

Little Ash, the detached self-contained cottage has an open kitchen living room, bedroom and shower room and is ideal for a teenager/relative. The cottage has the facility to be rented out separately.

Externally, the property is approached at the end of Cross Lane with a brick paved driveway providing excellent parking facilities. The formal grounds are laid out to lawn with trees and shrubs, enjoying the views beyond. The adjoining paddock leads down to the Dane Valley with hedging, trees and shrubs with the wonderful walk to Swettenham village with local public house and period church. The total land size is to approximately 3.78 acres or thereabouts.

DIRECTIONS – CW12 2LJ

From our Alderley Edge office proceed out of the village towards Chelford. At the Chelford roundabout take the A535 towards Holmes Chapel. After approximately half a mile after the turning to Jodrell Bank turn left where the road bends sharply to the right into Longshoot Lane. At the end of Longshoot Lane turn left towards Lower Withington and after approximately 1 mile turn right by the village green and right again by the Red Lion public house into Long Lane. Continue along the lane for just over 1 mile turning right into Cross Lane. Continue to the end of Cross Lane and at the 'T' junction across the junction of Congleton Lane into a continuation of Cross Lane. (Which is marked at a no through road). Continue to the end of Cross Lane and Ash Tree Farm will be found on the right hand side.
N.B. Andrew J. Nowell & Company for themselves and for the vendors or lessors of this property whose agents they are give notice that:

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