



'BALL FARM' | HALL LANE | HANKELow | NR AUDLEM | CHESHIRE | CW3 0JB | £749,500



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

‘Ball Farm’, Hall Lane, Hankelow, Nr Audlem, Cheshire, CW3 0JB

An intriguing Grade II* Listed Detached Five Bedroom Manor House offering spacious accommodation in excess of 3500 sq ft, (circa 1510) offering a wealth of character and historic accommodation over three extensive floors.

The present owners have continued improving the property over the past thirteen years and as with a house of this style and age will leave scope for additional improvement, if required by the purchaser. Situated close to an idyllic Village Green with its own pond, Ball Farm enjoys distant elevated views over rolling South Cheshire Countryside. A courtyard with range of traditional outbuildings, having development potential. Total Area: Formal gardens, grounds with orchard and Paddock 1.448 acres (0.586ha).

**GROUND SOURCE HEAT PUMP WITH HEAT INCENTIVE (MONTHLY PAYMENTS) UNTIL NOVEMBER 2021
(APPROX £6,000 PER ANNUM)
NO CHAIN**





DIRECTIONS

(See also attached plan edged red)

To find the property from Nantwich take the A529 for about 5 miles to Hankelow, turn right opposite the former White Lion public house into Hall Lane. Proceed for 300 yards and the entrance to Ball Farm is located on the left hand side.

Approximate distances: Nantwich 5 miles, Crewe (intercity railway network - London Euston 90 minutes, Manchester 40 minutes) 9 miles, Newcastle-under-Lyme 14 miles, Chester 23 miles, Telford 25 miles, Shrewsbury 25 miles, M6 motorway (junction 16) 11 miles, Manchester International Airport 36 miles.

SUMMARY OF ACCOMMODATION

Gabled Entrance Porch, Hall, Shower Room, Drawing Room, Dining Room, Study, Breakfast Kitchen with Aga, Snug, Rear Entrance, Utility Room, Pantry, Cellar, Landing, Bedroom One with En-Suite Shower Room, Bedroom Two with Dressing Room, Three further Double Bedrooms, Bathroom, Three Attic Rooms, Ground Source Central Heating, Secondary Double glazing, Out Offices, Garage, Former Shippon providing Garaging and Storage, Formal Gardens, Paddock/Orchard, in all about 1.448 acres.

HISTORY OF 'BALL FARM'

Ball Farm, believed to date back to the early 16th Century, with mid-19th Century additions, is constructed of red Flemish Bond brick under a tiled roof. Richard Hassall, Justice of Chester in 1540 lived at Ball Farm. It is probable that Ball Farm was used as a Court of Justice for the District. The two large balls on the front gate post are a symbol of authority. The house Listed Grade II*.

While being an historic gem, Ball Farm is a comfortable family house standing in mature gardens and grounds. The house is laid out in such a way it lends itself to formal entertaining, yet compact enough for everyday living.

Ball Farm was built with a prodigious use of oak and is full idiosyncratic alterations with many distinguishing features including a two storey gable porch, a fine staircase with spiral balusters and massive square newels with ball finials, Linenfold panelling, heavily beamed dining room, powder room and fireplaces.

To learn more about the history and Listing of Ball Farm please copy and paste the following links into your Internet Browser:-

<http://www.audlem.org/tourism-heritage/important-dates.html>
<https://britishlistedbuildings.co.uk/101138537-ball-farmhouse-hankelow.W3qEXy2ZOog>





LOCATION AND AMENITIES

Ball Farm is situated in Hankelow about 5 miles south of Nantwich.

HANKELLOW

Set in a rural hamlet, amidst open countryside, the property is convenient for Nantwich (6 miles) & nearby Audlem village (2 miles). Ball Farm is situated in the pretty hamlet of Hankelow, set in classic English countryside. Positioned in the beautiful surroundings of rural South Cheshire, the property also benefits from being in a convenient setting with excellent road & rail links. For the more adventurous, just after the property, there is one of the best country walks in Cheshire, leading to the River Weaver, and the Shropshire Union Canal. For specialist shopping & exceptional dining, you are near the historic market town of Nantwich.

NEARBY AUDLEM

Audlem is an attractive, extremely well serviced award-winning country village, the centre of which is designated as a Conservation Area, well known for its Church dating back to 1279. Audlem has a medical practice, chemist, primary school, play group, three public houses and a range of shops. It is also the location of 15 locks on the Shropshire Union Canal. Approx distances: Nantwich 6 Miles, Crewe 10 miles, Manchester 40 Minutes, Walled City of Chester 26 miles, Newcastle Under Lyme 14 miles, Telford 25 miles, Shrewsbury 25 miles, M6 motorway - Junction 16 - 10 miles. In a county considered as prosperous as Cheshire, a village as well serviced as

Audlem may become complacent about the services & facilities it provides but it has demonstrated that it certainly doesn't take its facilities for granted. Annual events in the Village include a Transport Festival, Music & Arts Festival and Open Gardens Weekend. Recent Awards won by Audlem Village: Regional title for North England as well as overall award for Building Community Life (sponsored by DEFRA-Department for Environment, Food & Rural Affairs) in the 2005 Calor Village of the Year. The Village has also won awards for 'Most Vibrant Village in Cheshire' & the 'Building Community Life' title, 'Best Kept Village' in the Cheshire Community Action Awards 2014 and numerous 'Britain in Bloom' awards.





THE ACCOMMODATION:-

With approximate dimensions comprises;

PROJECTING GABLE ENTRANCE PORCH

ENTRANCE

7' 9" x 4' 4" (2.36m x 1.32m) Beautiful solid timber entrance door with stunning quarry tiled floor.

SPACIOUS RECEPTION HALL

22' 10" max x 16' 7" (6.96m x 5.05m) A charming spacious, elegant & characterful room with a magnificent open inglenook fireplace with tiled hearth, exposed brick work, oak mantle and wood-burning stove, fine solid oak staircase, panel understairs cupboard, heavily beamed ceiling, secondary glazed window to the front, radiator.



SHOWER ROOM / WC

Close coupled WC, wash hand basin, fully tiled shower cubicle with Belco thermostatically controlled shower, extractor fan, radiator.



SITTING ROOM

16' 7" x 12' 11" (5.05m x 3.94m) A particularly cosy yet well proportioned room, with open fireplace with deep oak mantle and wood-burning stove, French window to garden affording a pretty view, beamed ceiling and wall timbers, secondary glazed window, two radiators.





FORMAL DINING ROOM

19' 10" max x 15' 4" (6.05m x 4.67m) An extremely beautiful formal dining room with charming front aspect & of impressive proportions. Beautiful Inglenook fireplace with slate hearth and multi-fuel stove, heavily beamed ceiling and wall timbers, built-in cupboards, secondary glazed window, two radiators. Two small steps rising to the 'Wig Room'.

'WIG ROOM' / STUDY

11' 2" x 8' 3" (3.4m x 2.51m) Believed to be the former 'Wig Room'. An exceptional panelled room with charming original Oak panelling in Linenfold design & original powder cupboard, under stairs recess, radiator, window to the rear with a charming aspect.





'WIG ROOM' / STUDY





KITCHEN/BREAKFAST ROOM

23' 5" max x 13' 11" (7.14m x 4.24m) A charming cosy room with a pleasant aspect. Equipped with various wall, base & drawer units. Fitted with a royal blue coloured four oven Economy Seven Aga range, ceramic 1.5 bowl single drainer sink unit with cupboard under. Freestanding substantial pine dresser (may be available by separate negotiation). Worktops, integrated dishwasher, secondary glazed window, radiator.

Ample space for dining table & chairs.



LARDER

5' 9" x 8' 3" (1.75m x 2.51m) Marble meat shelf.

SNUG

14' 6" x 8' 3" (4.42m x 2.51m) A cosy room being part panelled with double glazed French windows and window, blue brick floor, radiator, storage heater.

INNER HALLWAY

Quarry tiled floor, hanging fitting, secondary staircase to the First Floor.

PANTRY

8' 5" x 5' 8" (2.57m x 1.73m) Shelving and brick floor.

CELLAR

10' 4" x 8' 9" (3.15m x 2.67m) Ceiling light, original timber feature.

REAR ENTRANCE / SCULLERY

10' 4" x 8' 1" (3.15m x 2.46m) Double glazed rooflight, quarry tiled floor, door to rear elevation.

STORE

10' 4" x 5' 5" (3.15m x 1.65m)

UTILITY ROOM

13' 1" max x 10' 4" (3.99m x 3.15m) 'Kensa' ground source heat pump and buffer tank, Belfast sink, three windows, space & plumbing for washing machine, quarry tiled floor.



OAK STAIRCASE WITH SPIRAL BALUSTERS AND MASSIVE SQUARE NEWLES WITH BALL FINIALS FROM DINING HALL TO BEAUTIFUL GALLERIED FIRST FLOOR LANDING

23' 3" x 8' 9" (7.09m x 2.67m) Built in cupboard, original exposed oak boarded floor, radiator, small built in cupboard.





FAMILY BATHROOM

MASTER BEDROOM ONE

17' 6" max x 15' 10" (5.33m x 4.83m) Beamed ceiling, secondary double glazed window enjoying lovely views over the countryside, brick fireplace with kerb and hearth, radiator.

EN-SUITE SHOWER ROOM

White suite comprising low flush WC and vanity unit with hand basin, tiled shower cubicle with shower.

FAMILY BATHROOM

14' 0" x 9' 10" (4.27m x 3m) Cast bath with claw feet, white suite comprising pedestal hand basin, low level WC and bidet, double shower cubicle with Shower Force shower, secondary glazed window, cylinder and airing cupboard, radiator.

BEDROOM THREE/HOBBY ROOM

20' 6" x 14' 7" (6.25m x 4.44m) Cylinder cupboard, pine boarded floor, radiator.

SECONDARY STAIRCASE TO GROUND FLOOR

BEDROOM TWO

16' 7" x 12' 11" (5.05m x 3.94m) Part panelling and oak beamed ceiling, fitted cupboard, radiator, windows to front & rear.





BEDROOM TWO (ABOVE)

BEDROOM FOUR WITH ADJOINING DRESSING ROOM (BELOW)





BEDROOM FIVE





'BALL FARM' ARCHITECTURAL FEATURES (ABOVE & BELOW)

BEDROOM FOUR

15' 5" x 11' 3" max (4.7m x 3.43m) Oak fire surround with cast inset and grate, built in cupboard, oak boarded floor, radiator, secondary glazed window, communicating to Dressing Room.

DRESSING ROOM

10' 9" x 7' 10" (3.28m x 2.39m) Oak boarded floor, radiator.

BEDROOM FIVE

18' 10" x 10' 8" (5.74m x 3.25m) Oak boarded floor, beautiful period mullion window to front with superb view, oak panelling radiator. Enclosed stair case rising to the Attic Room, with two windows.





REAR ELEVATION (ABOVE) & GARAGE / WORKSHOP (BELOW)





FORMER SHIPPON / WORKSHOP

EXTERNAL LOG STORE

15' 9" x 8' 3" (4.8m x 2.51m) Log Store and outside WC.

GARAGE

16' 1" x 10' 1" (4.9m x 3.07m) (Former Coach House)
Brick and tiled, with timber extension. Loft over brick section. Electric doors.
(Hydraulic ramp may be available by separate negotiation).

GARAGE WORKSHOP

22' 7" x 14' 11" (6.88m x 4.55m) Original manger & hay feeds with power & light.

FORMER SHIPPON / WORKSHOP

101' 6" x 19' 4" max (30.94m x 5.89m) An extensive former shippon, currently used as a spacious fully equipped workshop.
Brick and tiled construction providing garaging and storage with double doors, windows, power & light.

EXTERIOR

Part walled blue brick rear yard.
The approach, off Hall Lane, is through electrically operated gates over a gravel drive to a turning circle.
Sunken circular building providing Potting Shed, storage and mower store, greenhouse, Summer House 11'6" x 11'6" (3.51m x 3.51m) with power.

GARDENS AND GROUNDS

Formal gardens surround the house and are extensively lawned with shrubs, specimen trees, a fine Cedar, specimen Silver Birch, screened from the lane by a beautiful low brick wall and Copper Beech hedge. There is an informal paddock/orchard, with fruit trees, enjoying a westerly aspect over rolling countryside. The undulating views to the rear are beautiful.





EPC RATING: TBC

COUNCIL TAX BAND: G

SERVICES

Mains water and electricity services are either connected or available locally (subject to statutory undertakers costs & conditions).
Shared septic tank drainage (shared with Hankelow Court)
Ground source heating - Kensa ground source heating was installed in 2014. Kensa are the UK's No.1 ground source heat pump brand. Ball Farm will benefit from the renewable heat incentive (domestic) until 3rd November 2021. Payments approx. £6,000 per annum.

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: nantwichsales1@wrightmarshall.co.uk Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-3.30pm.

SALES 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.

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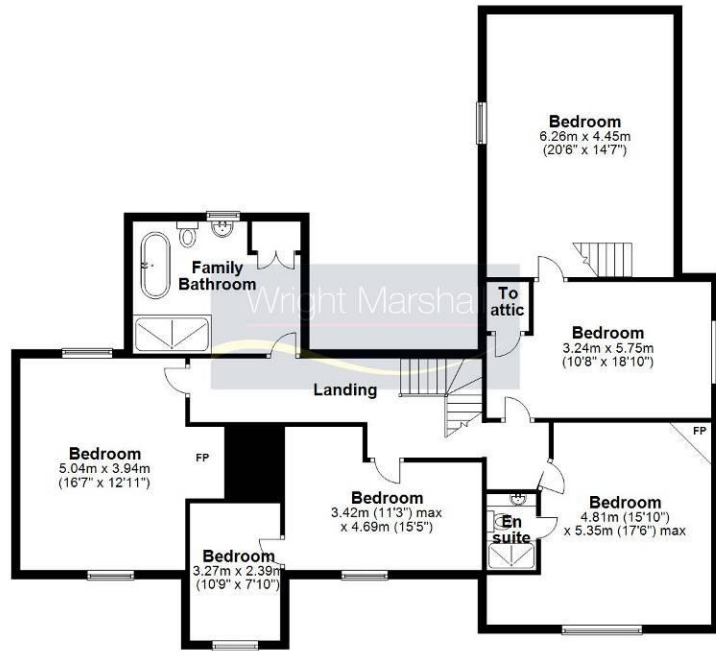
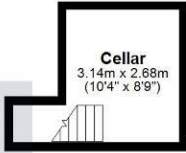


First Floor

Approx. 144.3 sq. metres (1553.2 sq. feet)

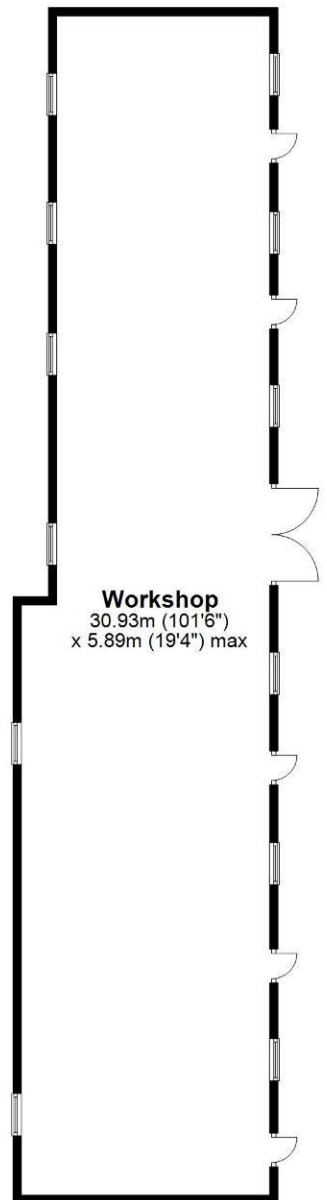
Cellar

Approx. 9.5 sq. metres (102.5 sq. feet)



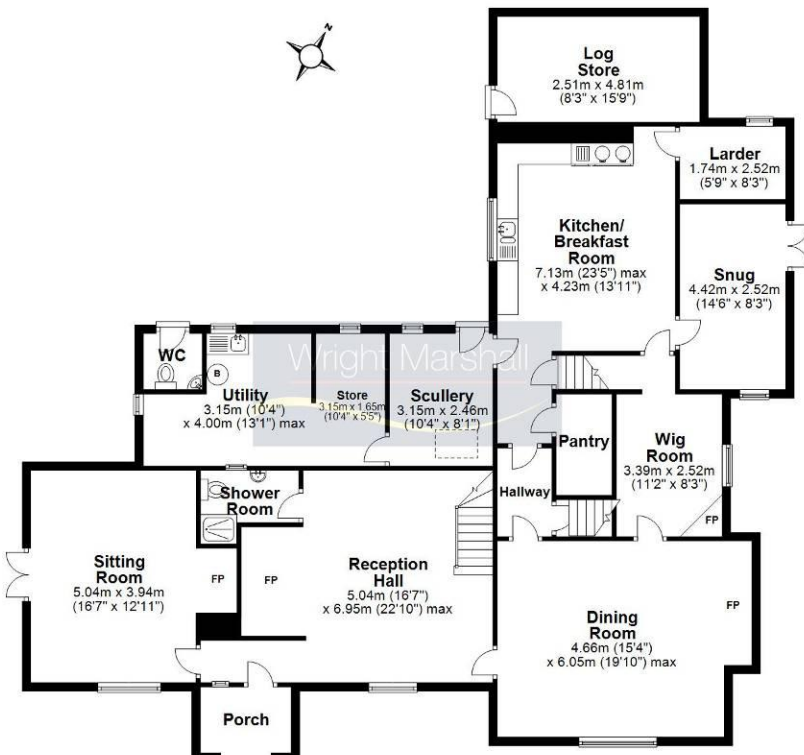
Workshop

Approx. 153.4 sq. metres (1650.8 sq. feet)



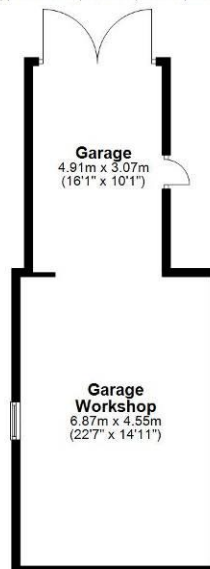
Ground Floor

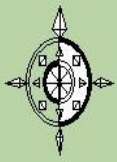
Approx. 188.5 sq. metres (2028.6 sq. feet)



Garage

Approx. 46.7 sq. metres (502.2 sq. feet)





Area : 1.448 acres (0.586 ha)

The Dairy House

Ball Farm

HALL LANE

The Hemmel

The Creamery

NOTES

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