



Bank House Farm  
Hatherton | Cheshire



LARCH  
PROPERTY

# Bank House Farm

Oakes Corner, Hatherton  
Nr Nantwich, CW5 7PQ

A wonderful Grade II Listed 7-bedroom family home with extensive outbuildings, outdoor swimming pool and 0.46 acres of south-facing, landscaped gardens.

- Entrance porch, entrance hall, boot room
- Kitchen/breakfast room, cellar
- 3 reception rooms
- Garden room & separate WC
- 7 bedrooms (1 ensuite)
- 2 family bathrooms
- Large modern outbuildings housing workshop/stores/office
- Detached double garage with sunroom behind
- Landscaped gardens with outdoor swimming pool
- In all about 0.46 acres

## DESCRIPTION

Bank House Farm is a generously proportioned, handsome period Grade II Listed house with immense charm, and many period features such as exposed wall and ceiling beams. The house is ideal for modern family life with a large painted kitchen with Rangemaster and double doors leading to the dining/breakfast room with bay window. There are two large reception rooms both with attractive fireplaces and a south facing garden room which wraps around the side of the house. The ground floor is completed by a WC off the entrance hall and boot room.



The first-floor houses four good sized bedrooms with the principal bedroom having an ensuite shower room and views to the rear. The remaining bedrooms are served by a family bathroom. The top floor is where bedrooms five, six and seven lie, all with fitted wardrobes and served by the second family shower room.

Stairs from the inner hall goes down to a useful cellar.

The house has a modern outbuilding that has a myriad of different uses, at present it houses a large workshop area accessed via two roller shutter doors, an office area and two storerooms. This would be ideal as workspace or to convert into ancillary accommodation (subject to the necessary consents being obtained). There is also a good-sized garage with a glazed sunroom to the rear.

## GARDENS & GROUNDS

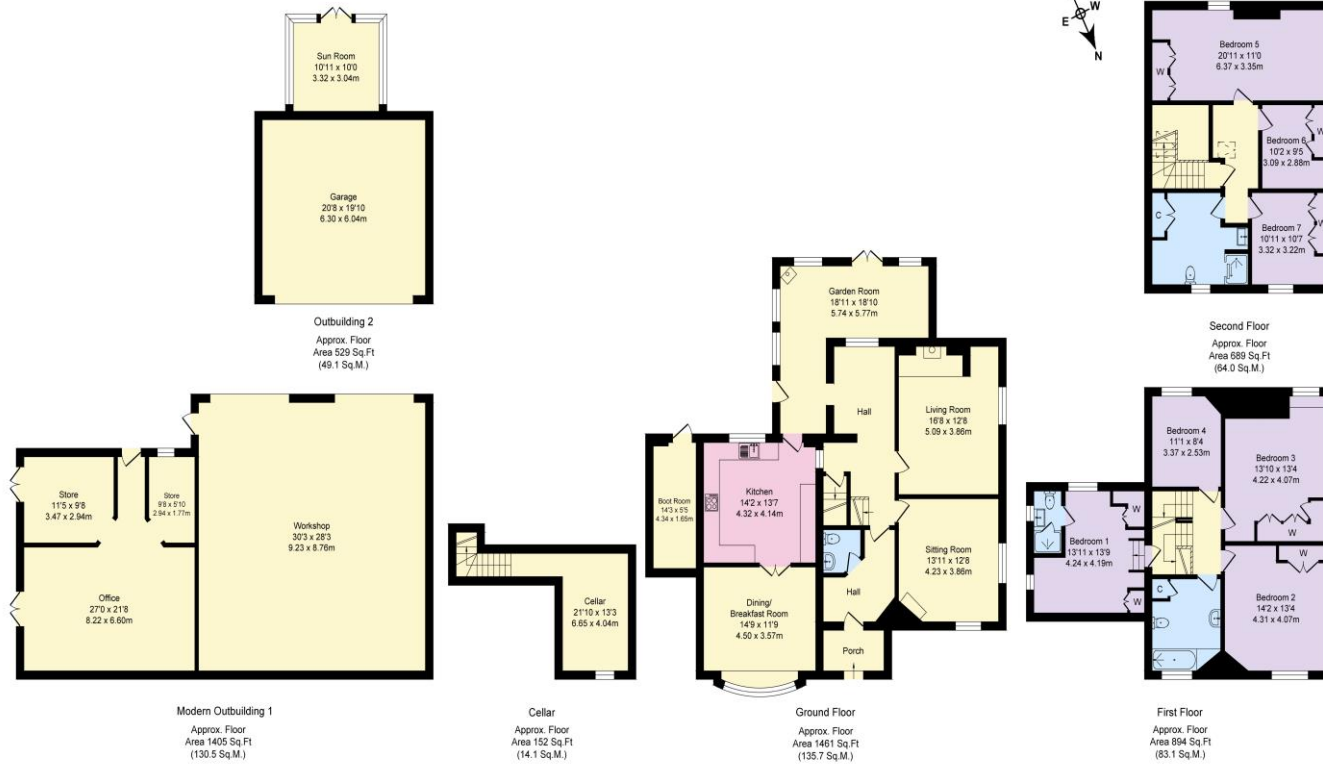
Bank House Farm is approached by an impressive set of wooden five bar gates which open into a sweeping tarmac driveway that leads to the rear of the house and around to the garage and the outbuilding. There is ample space for parking and turning of numerous cars. Most of the gardens sit to the south-facing elevation and can be accessed from the garden room. There is a stone terrace that abuts the garden room which leads to manicured level lawns that envelope the outdoor swimming pool with terrace and seating area surrounding.

The gardens are well screened from the road by mature hedging and trees. A brick wall segments the pool area from the larger area of lawns which are overlooked by the sunroom. The gardens enjoy westerly views of the countryside behind.



Bank House Farm  
Total Approx. Floor Area 5129 Sq.ft. (476.5 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



## LOCATION

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Distances in approx. miles:  
 Audlem Village 3m | Nantwich 5 miles  
 Crewe Train Station 9m | Stoke-on-Trent 18m  
 Chester 24m | Manchester 40m | Liverpool 48m

## DIRECTIONS

Postcode: CW5 7PG

What3 words: lure.brilliant.producers

From central Nantwich head out on the B5074 (Shavington bypass), taking the right onto the A51 London Road. Proceed right at the second turning into First Dig Lane. At the end of the lane turn left onto Broad Lane A529. Drive for about two miles and Bank House Farm will be seen on your left-hand side.



## PROPERTY INFORMATION

TENURE: Freehold

EPC: exempt as Grade II Listed

SERVICES: Mains water, electricity, drainage, air source heat pump heating to house and pool, broadband, photovoltaic panels fed into the house with a Feed in Tariff payment (subject to change) burglar alarm, outbuildings with electric and water.

LOCAL AUTHORITY: Cheshire East Council Tel: 0300 123 5500

COUNCIL TAX BAND: F Amount payable 2024/25 £3,099.23

### AGENTS NOTES

- The house is Grade II Listed
- The house is subject to an Enforcement Notice from Cheshire East Council with regards to the windows, please ask agent for further details.





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