



Newfield Farm  
Wimboldsley | Cheshire



LARCH  
PROPERTY



# Newfield Farm

Nantwich Road, Wimboldsley  
Cheshire, CW10 0LL

A superb opportunity to acquire a desirable equestrian and mixed-use property standing in 23.52 acres.

## ACCOMODATION IN BRIEF:

- 6-bedroom principal property and 1-bed annex
- Brick outbuilding with 17 Monarch stables, tack and feed rooms
- U-shaped steel-built building with 9 stables, tack and feed rooms
- Range of former agricultural buildings, suitable for a myriad of uses
- Steel-built portal framed building of commercial specification
- Well fenced, secure paddocks
- 40m x 20m outdoor floodlit arena
- Horse walker, lunging arena, solarium
- 5\* dog day care business with excellent facilities
- In all about 23.52 acres

## DESCRIPTION

Nestled in a highly sought-after and convenient location, Newfield Farm presents a unique opportunity to acquire an impeccably presented and expanded residence, brimming with character features and offering over 3,500 sq.ft. of upgraded, flexible living space.



The ground floor boasts a charming porched entrance that leads into a welcoming entrance hall. Off the hallway is a good-sized utility and bootroom, WC and study. The spacious living room and dining room both have a feature fireplace and wood burner. Off the dining room is a feature orangery with two double doors leading onto the patio and outdoor entertaining area. Completing the downstairs is a modern kitchen, with central island, AGA, exposed beams and a range of wall and ground mounted units.

The first floor consists of four double bedrooms, one with a shower en-suite. The family bathroom includes a standalone bath and shower.

The second floor has two large double rooms, which could be used as bedrooms, a large office or playroom etc.

Adjacent to the property is the annex with a large open plan living area, kitchen, bedroom and ensuite. The annex has a separate access independent to the farmhouse but also has a connecting door from the kitchen. This works perfectly as staff, guest or tenanted accommodation.

## OUTSIDE

Adjacent to the farmhouse is a traditional L-shape brick-built building. This building range contains 17 Monarch stables, feed and tack rooms, storeroom, washdown bay and solarium.

Beyond the brick range is a purpose-built, steel framed, U-shaped building with cantilevered roof, concrete flooring throughout and fully drained. This range contains 9 stables, feed and tack rooms.

Adjacent there is a modern steel portal framed building with lean-to. This building is open on one elevation, perfect for storage of hay and straw. The lean-to is suitable for vehicles, a workshop and store etc.





There is a further former farm building, which is ideal for loose turnout or a wide range of other uses.

Completing the outbuildings is a purpose-built, steel portal framed unit, under a fibre cement roof. This unit is over 7,000sqft, with concrete floor throughout and mezzanine level, with two large roller-shutter doors and two passenger doors. This building could be used for numerous uses.

The equestrian facilities also include a 40m x 20m floodlit arena and lunging pen.

Alongside the DIY livery business, the current owners run a five-star dog day care facility, which caters for up to twenty dogs a day. These facilities have been built to the highest standards and have proven to be very popular. The facilities include a dedicated building with log burner, attached to a secure outdoor agility area and dedicated dog field which completes the dog day-care facilities.

### LAND

The land is a mixture of turnout paddocks and larger fields. All paddocks are accessed off a concrete track to the rear of the property. To the front is a jumping field and a fully fenced paddock with canter track surrounding. In all, the land equates to approximately 23.52 acres.



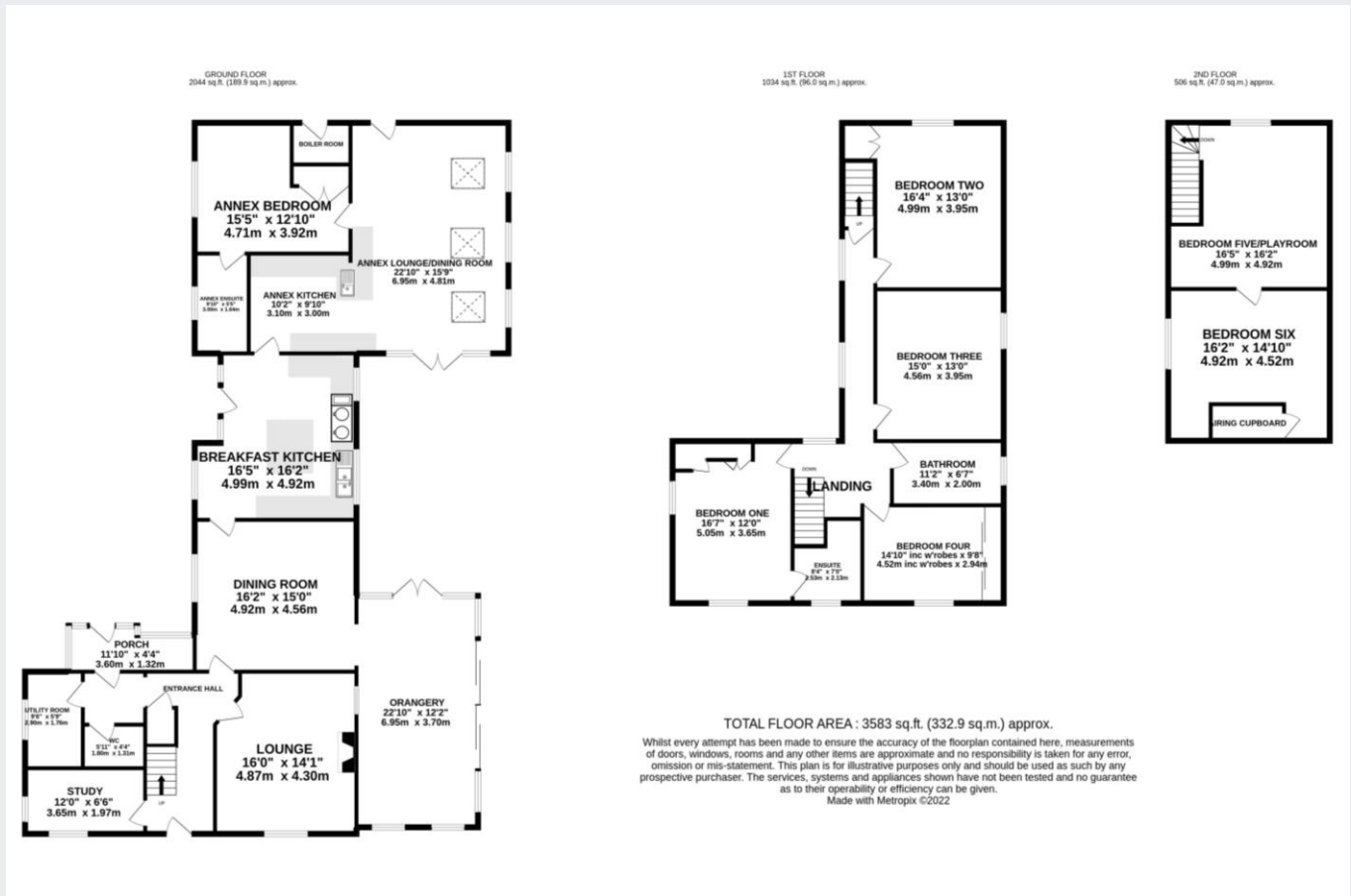
### LOCATION

Newfield Farm is set back from the A530, in the popular Wimboldsley area between Nantwich and Middlewich. Both towns are within easy reach of the M6, Crewe and Sandbach railway stations, making the property ideal for commuters.

The nearby towns of Middlewich, Sandbach and Nantwich are only a short distance and are blessed with a wide range of day-to-day amenities including a number of grocery stores, pubs, wine bars, coffee shops, restaurants, retail shops and local delis.

Local schooling includes nurseries along with primary and secondary schools. Slightly further afield is The Grange in Northwich, Terra Nova School in Crewe and Kings School in Macclesfield. There are also several local sporting facilities including rugby, football, cricket, swimming and athletics centres. All clubs compete to a high standard and have teams of all ages, with youth coaching most weekends. There are gym and spa facilities and golf courses locally including those in Sandbach, Holmes Chapel and Tarporley.

The area is equestrian heaven with superb facilities on site and outriding along the local country lanes and nearby bridle network. Newfield Farm is located between Somerford Park Farm (6 miles) and Kelsall Hill (14 miles) both of which provide excellent facilities for a range of disciplines.

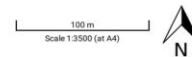




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Wimboldsley, CW10 0LL



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DISTANCES IN APPROX. MILES  
Middlewich 2m | Nantwich 9m | Winsford 3m  
Holmes Chapel 8m | Sandbach 6m | Crewe 8m  
Tarpорley 13m | Chester 21m  
Central Manchester 30m

### DIRECTIONS

POSTCODE: CW10 0LL

WHAT THREE WORDS: ///following.worth.anyway

### PROPERTY INFORMATION

TENURE: Freehold

EPC RATING: C

LOCAL AUTHORITY: Cheshire West and Chester Council

COUNCIL TAX BAND: G

SERVICES: mains water and electricity, oil fired central heating & private drainage





**LARCH**  
PROPERTY

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