



Brookfield View
Hankelow | Cheshire



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PROPERTY

Brookfield View

Longhill Lane, Hankelow
Cheshire, CW3 0JG

A detached 4-bed property with equestrian facilities and two acres, recently renovated and located within a highly desired location.

- 4-bed property with spacious living accommodation, ideally located on the outskirts of Hankelow
- GF: entrance hall, utility, cloakroom, kitchen/breakfast room, living room, conservatory, office
- FF: master bedroom with en-suite, three further double bedrooms, large family bathroom
- Double garage with off-road parking
- Mature gardens with large patio area
- Impressive range of stables and stores
- 25m x 45m manege with silca sand and fibre surface
- Standing in over 2 acres of post and rail paddocks



Distances in approx. miles:
Audlem 2m | Nantwich 6m
Whitchurch 10m | Market Drayton 9m
Junction 16 M6 12m | Stoke on Trent 17m
Liverpool 50m | Manchester 46m

Location

Brookfield View is set in a tranquil location off Longhill Lane, on the outskirts of the village of Hankelow. The property lies in the heart of South Cheshire, with excellent access onto the A529 and only a short distance from the village of Audlem and the Market Town of Nantwich.



The M6 is a 20-minute drive away, while Crewe railway station is only a short distance, with direct links to London, Manchester and Liverpool.

Hankelow is a small village and lies between Nantwich and Audlem. It has a fantastic community owned pub just a short walk away from the property. Although in a rural location, the local villages and towns offer a wide range of amenities and facilities. The closest village of Audlem offers a wide range of amenities, including a co-op, coffee shops, butcher, dry-cleaners, sports facilities, medical centre and pubs, all surrounding a spectacular 13th century church. Further afield is the Market Town of Nantwich which again benefits from a wide range of amenities.

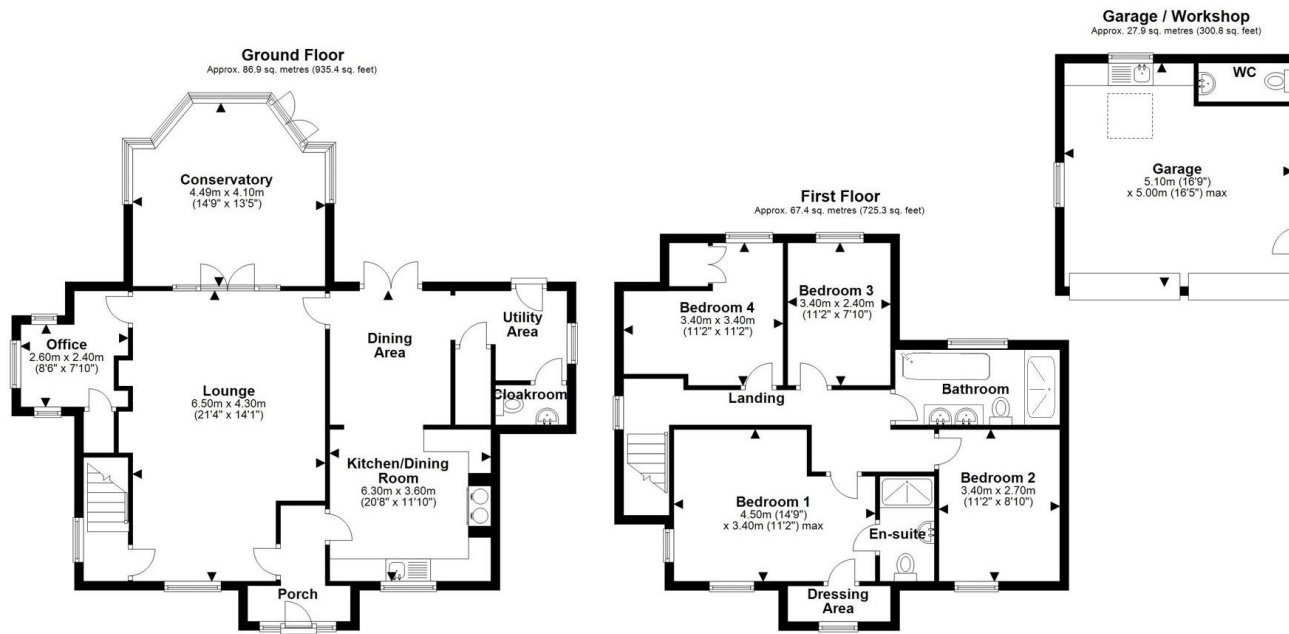
There are several schooling possibilities locally and beyond in Cheshire and Shropshire. There are primary schools located in Bridgemere, Audlem, Wrenbury and Nantwich. Whilst secondary schools and academies are available in Nantwich, Whitchurch and Crewe.

There are numerous sports facilities in the area including: football, tennis, bowling, cricket and running clubs at Audlem, indoor and outdoor swimming pools at Nantwich, which also boasts cricket and hockey clubs. There are two 18-hole golf courses at nearby Whitchurch, which also includes a health spa with gyms and indoor swimming pools.

Equestrian interests are vast in the area including drag hunting with the Cheshire and North Shropshire Hunts, British Eventing at Kelsall & Somerford Park and racing enjoyed at Aintree, Chester, Bangor-On-Dee and Haydock Park to name but a few. Reaseheath Equine College, Nantwich Riding Club and Southview Equestrian Centre are all close-by. Whether it is watching or competing there are many other places for training and schooling horses & ponies locally.



Total area: approx. 236.9 sq. metres (2550.2 sq. feet)



Description

Brookfield View is a brick-built property under a slate roof. It has some rendered elevations and stands out from the surrounding properties. The original property dates back to the 1800's, however, it has gone through a scheme of modernisation and refurbishment and currently provides modern living accommodation but with elements of original features.

The ground floor accommodation comprises a modern kitchen with central island, integrated appliances and a Belling electric oven and hobs. Adjacent to the kitchen is the dining/breakfast area with French doors leading onto the patio area. There is a utility and cloakroom adjacent to the back door. The main living area consists of a large living room with glazed conservatory connected, leading out onto the patio and garden area. Off the living room is a handy room, currently used as an office.

The first floor comprises a master bedroom with a walk-in wardrobe and en-suite. There are three further double bedrooms and a family bathroom.

All internal areas have recently been decorated and improved in several areas by the existing owners including a new central heating boiler.

Externally

The property is located off Longhill Lane and only a short distance from the A529. There is parking for two vehicles off the road, however, the main parking is through a smart timber gated access and onto a stoned driveway. There is plenty of parking available and a double garage is located at the end of the garden. The garage could be considered for alternative uses, including a workshop or potential conversion to an office space.

To the rear of the property is a yellow tumbled and brushed limestone patio and garden area, perfect for entertaining.



Beyond the garden are the brand-new equestrian facilities, which include a recently built stable yard, built of brick construction with 2 stables, feed store, secure tack room and further storage at one side. There is a smart, well drained, 25m x 45m arena professionally built by Landtech Solutions with a silca sand and fibre surface and circa two acres of well fenced paddocks.

The stables are connected to mains water and power and have a large concrete surface and cantilever roof.

Outriding from the property is gained via a network of quiet country lanes with a few inter-connecting bridle paths.

Services

Mains electricity & water

Private drainage via septic tank

Oil fired central heating and hot water

EPC rating D

Local Authority

Cheshire East

www.cheshireeast.gov.uk

Tax Band E

Viewings

Strictly by prior appointment with the agents Jackson Property on 01948 666695 or 01743 709249.





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