



**GASCOIGNE
HALMAN**

BENT GATES COTTAGE, 221A CONGLETON ROAD
NORTH, SCHOLAR GREEN

THE AREAS LEADING ESTATE AGENT



BENT GATES COTTAGE, 221A CONGLETON ROAD NORTH, SCHOLAR GREEN

An outstanding, detached family home situated in a fabulous location. Recently refurbished to offer generously proportioned contemporary accommodation. Boasting, outstanding equestrian facilities including a menage, extensive stabling, outbuilding and 6 acres (approx) of grazing land.

The highly regarded village of Scholar Green is surrounded by countryside yet easily accessible to neighbouring local towns of Congleton, Sandbach and Holmes Chapel. Alderley Edge, Wilmslow and Knutsford are also nearby which provide a wide range of high-quality shops and restaurants. This property is well placed for easy access to Manchester, the M6 at junction 17 and local train stations which offer a fast electric commuter service with Inter City links available. Manchester International Airport is only a short drive away.





DESCRIPTION

The sale of Bent Gates Farm offers an unparalleled opportunity for discerning buyers to acquire a stunning residence and premier equestrian property, perfectly nestled within six acres of lush grazing land in the picturesque village of Scholar Green. This remarkable property has been thoughtfully updated and meticulously transformed into a contemporary haven, showcasing exquisite attention to detail.

At the heart of Bent Gates Farm lies its exceptional equine facilities, a dream come true for horse enthusiasts or those aspiring to establish a livery business (subject to any required permissions). The expansive six-acre plot features dual driveways, enhancing accessibility for horse boxes and larger vehicles while ensuring the privacy and discretion of the main residence.

Equestrian amenities, including a large all-weather menage and several paddocks enclosed by stock-proof fencing, ideal for rotational grazing. A robust concrete hard-standing area provides seamless access to a substantial agricultural building housing eight well-appointed stables. Adjoining this is a sizeable outbuilding, equipped with additional tack space, feed storage, and a tractor store. These essential facilities are fully outfitted with lighting, power, and water, and the outbuilding offers potential for conversion into additional stabling if desired.

The residence itself exudes luxury and sophistication, having been impeccably updated by the current owners. Upon entry, a generous entrance hall welcomes you, with a newly installed shower room conveniently located just off. The family dining kitchen serves as the home's centerpiece, a timeless, high-specification space with granite worktops, integrated appliances, a center island unit, and double doors that open gracefully to the garden. A utility room seamlessly connects the house to the double garage. The main lounge is an elegant principal reception area, featuring a charming bay window with views of the gardens and grounds. The room's focal point is a cosy wood-burning stove set within a tasteful surround. Additional living spaces include a second reception room, perfect as a family room or snug, and a study, ideal for working from home.

Upstairs, the first floor hosts four spacious double bedrooms. The master bedroom, located at the rear, offers views over the gardens and grounds, complete with a beautifully installed ensuite wet space. The second bedroom also boasts an ensuite facility, and a beautifully presented family bathroom serves the remaining bedrooms.

Accessed via shared gates, the property features a generous block-paved driveway leading to a double garage. The rear of the home a low-maintenance, sun-drenched space with views over the expansive grounds, perfect for entertaining.

Bent Gates Farm is more than just a home; it's a lifestyle. This extraordinary property offers a rare blend of luxurious living and equestrian excellence, all while being conveniently close to local amenities.

DIRECTIONS

SAT NAV: ST7 3HG

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East Council

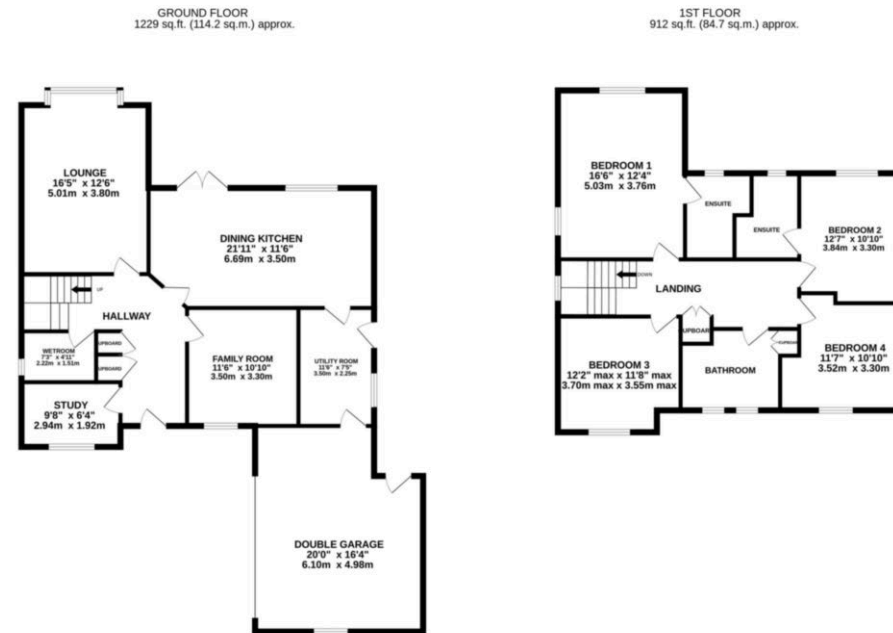
TAX BAND

Band: G

VIEWINGS

Viewing strictly by appointment through the Agents.

FLOORPLAN



TOTAL FLOOR AREA: 2141 sq.ft. (198.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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