



**GASCOIGNE
HALMAN**

THE FARRIERS, THE COURTYARD, SWETTENHAM
HALL ESTATE, SWETTENHAM

THE AREAS LEADING ESTATE AGENT



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A stunning, country property, offering generous accommodation presented to the highest possible standard. Situated in a wonderful parkland setting within the grounds of Swettenham Hall Estate as part of a small development of just 8 homes. Enjoying fabulous views over the Dane Valley, and a share of an all-weather menage, a private timber stable block and 8 acres of paddocks.



Swettenham has long been regarded as one of the most sought-after areas in the Cheshire green belt. The village is well-known for the "Swettenham Arms", a well regarded country Inn. The village is well-placed for easy access to the M6 motorway, via Holmes Chapel, and there is ready access to Manchester International Airport, which is approximately 30 minutes drive away. There is a main-line station at Goostrey, and trains to London Euston may be accessed either in Wilmslow or Macclesfield. Good schools for all ages are available in the area, in both the public and private sectors.



DESCRIPTION

The Farriers occupies a delightful position within the grounds of the historic Swettenham Hall, as part of an exclusive development of just eight exceptional homes. Once the Hall's stable block and outbuildings, this stunning property was constructed in 1999, forming one of four thoughtfully designed new build homes alongside four characterful conversions. Tucked away at the end of a long private drive, residents enjoy all the benefits of country estate life: sweeping views over the Dane Valley, shared access to around eight acres of paddocks, an all-weather riding arena, and a private timber stable block. The immaculately maintained grounds, sense of community, and timeless setting make this a rare and enviable place to call home.

With its appealing Cheshire brick elevations, it has been meticulously constructed with exceptional attention to detail. Beneath its slate-tiled roof, beautifully painted timber windows complement the carefully pointed brickwork, giving the property a timeless elegance. The striking triple-height glazed window stands as a signature feature, offering further architectural merit.

From the moment you step inside the entrance hall, there is an immediate sense of arrival. A striking double-height space with a full-height glazed window floods the area with natural light, while exposed brickwork, solid oak flooring, and the handcrafted oak doors throughout the property create a warm and timeless atmosphere. The centrepiece of this home is the bespoke Neville Johnson staircase, crafted in oak with glazed balustrades, a statement feature that flows through all three floors.

The ground floor is designed for both practicality and flexibility. A useful double-sized cloak cupboard, study and a guest WC sit just off the hall, while a versatile family room could serve equally well as a dining room or snug, enjoying garden views through large picture windows. The principal living space is the family dining kitchen, which spans the depth of the house and is bathed in natural light from both front and rear elevations. Beautifully fitted with a handcrafted David Lisle kitchen, quartz work surfaces and high-end integrated appliances, it offers an ideal setting for everyday living and entertaining. An adjoining dining space opens through doors onto the garden, blending indoor and outdoor living seamlessly. Completing this level is a well-appointed utility room that adds valuable practicality.

On the first floor the design continues to impress, with the exposed brick and staircase drawing the eye upwards. The formal lounge stretches from front to back, a welcoming and elegant space with a feature Cheshire brick fireplace and a Clearview wood-burning stove, perfect for relaxation. The master bedroom suite benefits from handcrafted Neville Johnson wardrobes and a curved window overlooking the gardens and open paddocks, complemented by a stylish en suite. A further room, currently used as a dressing space with fitted wardrobes, could easily revert to a fourth bedroom if required.

The second floor is home to two generous double bedrooms, one with an en suite and another enhanced by a feature exposed brick chimney breast. A well-appointed family bathroom completes the accommodation.

Externally, the property continues to impress. To the front there is a landscaped garden with mature beds and borders, a residents driveway with parking for two vehicles, and additional visitor spaces. The rear garden has been thoughtfully landscaped to create a true outdoor retreat, with year-round colour from carefully planted borders, extensive Indian stone patios for dining and entertaining, a pagoda draped in mature wisteria, and open views across paddocks. The southerly orientation ensures the garden is filled with light throughout the day. Beyond the garden, the property has a double garage with electric up-and-over doors, eaves storage, and a separate store room.

As part of the Swettenham Hall estate, The Farriers enjoys shared access to approximately eight acres of paddocks, an all-weather arena, and a timber stable block, with a stable allocated to the property, an enviable advantage for equestrian enthusiasts.

In addition to its generous accommodation of over 2,000 square feet across three floors, The Farriers offers an enviable lifestyle combining the charm of traditional materials with the benefits of modern construction, this is a home of distinction, perfectly suited to families, professionals and downsizers alike.

DIRECTIONS

SAT NAV: CW12 2JZ

what3words: ///shielding.worked.outermost

LOCAL AUTHORITY

Cheshire East Council

TAX BAND

Band: G

TENURE

Leasehold for the term of 999 years. Share of the Freehold of the courtyard is vested in the eight owners of the properties who are Directors of the Management Company.

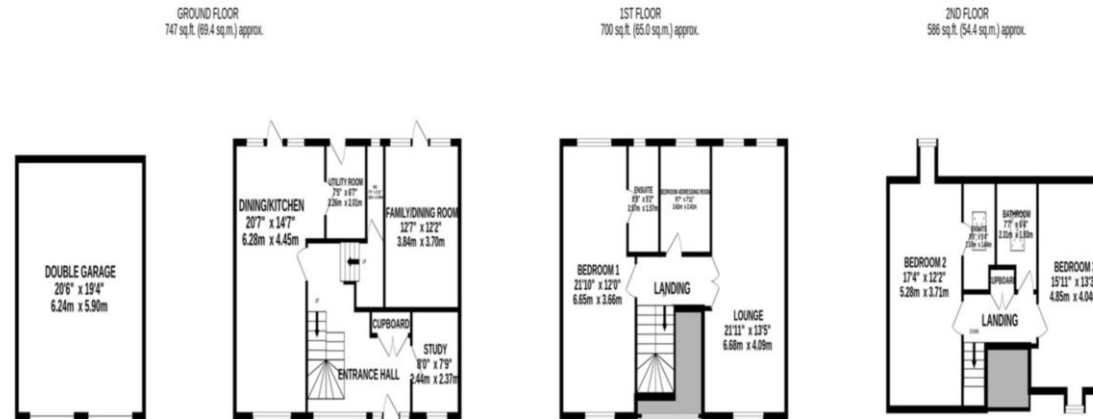
SERVICE CHRG

£150 per calendar month. This covers repairs, insurance and maintenance of all common parts.

VIEWINGS

Viewing strictly by appointment through the Agents.

FLOORPLAN



TOTAL FLOOR AREA : 2033 sq.ft. (188.9 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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