



**GASCOIGNE
HALMAN**

Keepers Cottage, Walnut Tree Farm, Chester Road, Woodford
Guide Price £900,000

THE AREA'S LEADING ESTATE AGENCY

'Keepers Cottage' forms part of Walnut Tree Farm which once occupied in excess of five acres of land. What now remains is the original farmhouse which consists of a large detached family home revealing an abundance of living space in excess of 3000 sq/ft of accommodation. The farmhouse has remained unoccupied for many years and has sadly fallen into a state of disrepair but this also provides a superb opportunity for anyone looking to redevelop the property to its former glory. Equally there is unique opportunity to consider demolishing the dwelling and re-building an exquisite substantial new build which is in-keeping with many of the other distinguished traditional detached houses along Chester Road. 'Keepers Cottage' requires complete modernisation inside and out but there is scope to add significant value. Sitting on a spacious plot the property will include a sweeping driveway entrance ready to begin the journey of re-development. The property sits in a highly desirable location with good access to transport links, Schools and easy access to Poynton & Bramhall village.

Property details

- Unique & Exciting Opportunity To Acquire a Development Opportunity in the Sought after Location of Woodford With Easy Access to Poynton & Bramhall Village
- Cash Buyers Only - Due To Complete Modernisation Being Required The Property is Currently Unlikely to be Mortgageable
- Potential To Purchase Additional Land Subject To Separate Negotiation
- No Onward Chain Adding Excellent Convenience
- Six Bedroom & Two Bathroom Detached Farmhouse Promoting 3000 sq/ft of Living Accommodation
- The Existing Neighboring Outbuildings Will Be Demolished By The Current Owner, Providing Open Views Across Rural Farmland



About this property

A six bedroom and two bathroom detached farmhouse positioned on a spacious plot with the added benefit of being able to acquire additional land subject to separate negotiations. 'Keepers Cottage' offers a unique opportunity to redevelop the existing home into a contemporary residence but subject to planning there is the chance to deliver a modern or traditional self build residential family dwelling on the site. This is the perfect opportunity to consider a complete re-design using a blend of old and new materials whilst re-evaluating the layout, the utilities such as electrics, plumbing, heating and energy efficient materials. With modern day technology so advanced there is ample opportunity to create a stylish practical and functional home that blends rustic charm with modern comfort. Internally there is 3000 sq/ft to contend with and with three reception rooms the property displays an abundance of space for the whole family. A kitchen and utility and downstairs WC complete the ground floor accommodation whilst six bedrooms and two bathrooms promote ample sleeping quarters. Externally there will be an independently accessible driveway created by the current owner which will allow any owner to customise with electric gates if desired. A sweeping driveway will offer ample parking while gardens to the rear can be landscaped to anyone's needs. This really is a rare opportunity to redevelop or build a home for life.

NO ONWARD CHAIN



DIRECTIONS

SK7 1QG

COUNCIL TAX BAND

G

TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Stockport MBC

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Ask Agent

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Ask Agent

BROADBAND CONNECTION

Fibre to the premises

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

Yes

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Yes

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

Yes

BOUNDARIES

The Map is for guidance purposes only and the Map is not an exact representation of boundaries to the plot.

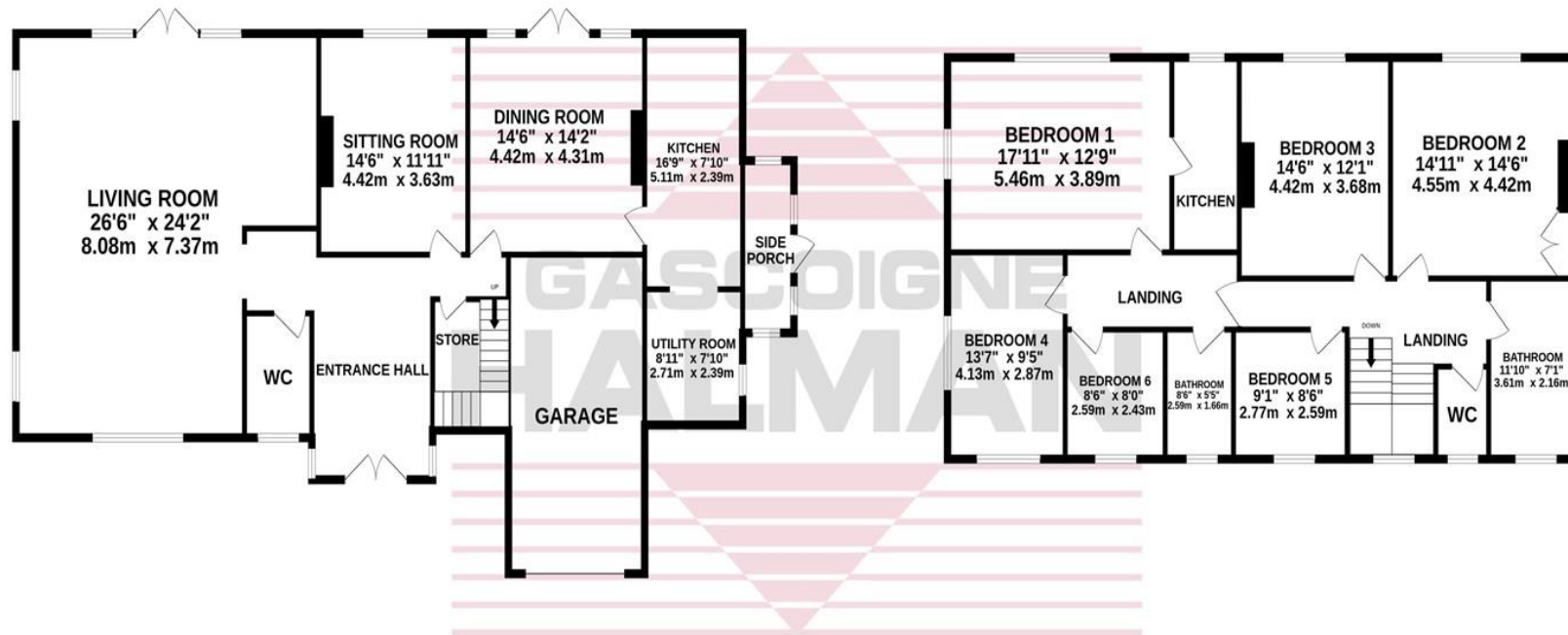
HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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GROUND FLOOR
1690 sq.ft. (157.0 sq.m.) approx.

1ST FLOOR
1315 sq.ft. (122.2 sq.m.) approx.



TOTAL FLOOR AREA : 3005 sq.ft. (279.1 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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