



**GASCOIGNE
HALMAN**

TROUTHALL LANE, PLUMLEY

THE AREAS LEADING ESTATE AGENT



TROUTHALL LANE, PLUMLEY

'Malt Kiln Farm' is a truly exquisite four bedroom, two-bathroom Grade II listed former farmhouse, built circa 1650, and steeped in history. Offering substantial and versatile family accommodation, the property blends timeless period character with comfort and practicality.

The beautifully stocked private gardens are a real highlight, featuring a quality greenhouse, a covered seating area, and a pond with the original well beneath. Unique heritage touches, including the former pig pen and separate bread oven, add charm and authenticity, making this a home that will appeal to those who value entertaining and distinctive period detail.

Accessed via private electric gates, the property opens into a shared courtyard with ample parking. The former barns have been sympathetically converted to provide a double garage with workshop space and stairs leading to an annex with potential to update to self-contained studio bed sit, ideal for families with older children, visiting guests, or those requiring dedicated work-from-home space.

The farmhouse itself is traditionally constructed of brick with black-and-white elevations with exposed internal beams, all set beneath a slate roof, and has evolved over centuries into a fine family residence. The accommodation includes a welcoming entrance hall with cloakroom and W.C., a generous living room with open fireplace and French doors to the garden, spacious dining room, and a fully fitted study. The breakfast kitchen, centred around an Aga and supplemented by a conventional cooker, is complemented by a utility room. Upstairs, there are four well-proportioned bedrooms and two bathrooms, including a sizeable en-suite to the principal bedroom. The gardens extend to around 2/3 of an acre, providing privacy and tranquillity. Facing mainly south-west, they are laid to lawn with mature planting and adjoin open Cheshire countryside.

Within the grounds stand original brick outbuildings including a bread oven, former privy now used as a store, and a pig cote - each a reminder of the property's fascinating heritage.

Malt Kiln Farm represents a rare opportunity to acquire a historic period home of immense character, with flexible accommodation, all falling within convenient reach of Knutsford and walking distance of Plumley train station.





Grade II Listed Detached Former
Farmhouse, circa 1650

4 Double Bedrooms & 2 Bathrooms

Wealth of Original Character & Historic
Features

Spacious Living Room with Open Fire &
French Doors to Garden

Breakfast Kitchen with AGA & Utility
Room

Dining Room & Fitted Study

Beautifully Maintained Gardens (2/3 of
Acre Approx.)

Greenhouse, Covered Seating Area,
Pond with Original Well

Original Outbuildings: Bread Oven,
Former Privy & Pig Cote

Double Garage plus Self-Contained
Annexe Above

Private Semi-Rural Setting Backing
onto Cheshire countryside



TROUTHALL LANE | PLUMLEY

LOCATION

Knutsford is an old market town rich in heritage and brimming with a variety of architectural features, particularly those built in an Italianate Tuscan style by the famous local architect, Richard Harding Watt. Linked by a web of ginnels, cobbles and courtyards, the two main streets are home to a variety of shops ranging from boutiques to large outlets including Waitrose, Booths, Boots and Aldi. Evenings in Knutsford are lively with wine bars, pubs and restaurants catering for most tastes. Knutsford borders some of Cheshire's most beautiful countryside and has the famous Tatton Park Country Estate on its doorstep. There is a Leisure Centre, private sports clubs and notable golf courses close by. Excellent education facilities cater for children in both the state and private sectors. The rail station lies on the Chester to Manchester line and Manchester Airport along with nearby connections to the M6 and M56 makes commuting easy.

DIRECTIONS

SAT NAV : WA16 0UG

TENURE

Freehold

SERVICES

Mains Gas and Electricity, private sewerage/septic tank. Services have not been







tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East Council Tax Band G

TOTAL FLOOR AREA

2511 SQ FT approx.

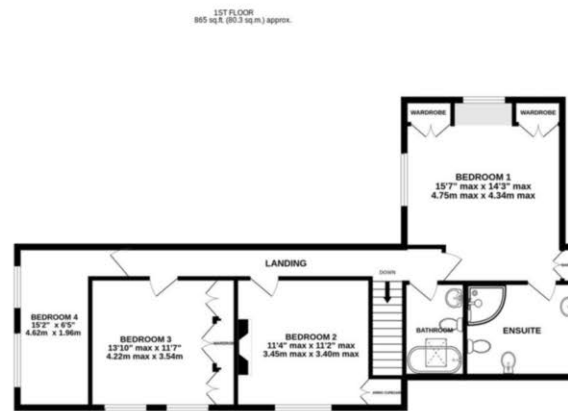
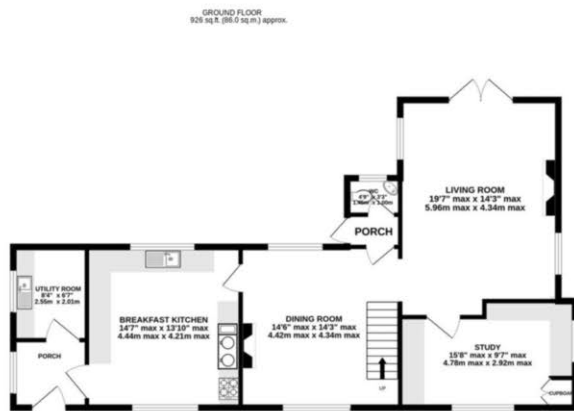
VIEWINGS

Viewing strictly by appointment through the Agents.



BATHROOM 2





TOTAL FLOOR AREA : 2511 sq.ft. (233.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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