



Wallbank Farm Wallbank Road, Bramhall

£1,800,000 Freehold

SITTING IN APPROX. 10 ACRES • APPROX. 3-4 ACRES OF FLAT ORCHARD AND GARDENS • APPROX. 6-7 ACRES OF GRAZING LAND • 4 BED DETACHED FARMHOUSE DATING BACK TO THE 1600's • ELEVATED POSITION OVER 'THE HAPPY VALLEY' • POSITIONED ON BRAMHALL/HAZEL GROVE BORDER • HUGE POTENTIAL TO DEVELOP THE FARMHOUSE AND LAND, subject to planning • GARAGES AND OUT-BUILDINGS



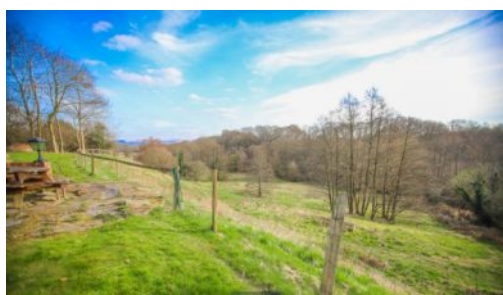
Plot and Potential perfectly sum up Wallbank Farm. Sitting in approximately 10 acres of stunning farmland this unique farmhouse offers a wealth of opportunity for a new owner to re-model and develop. The farmhouse dates back to the 16th century in parts with additions being made in more recent decades. Offering a truly unique space with modern architecture juxtaposed with original features. The land the home sits in is marvellous - 10 acres of orchards, gardens, woodlands and grazing land with views out towards the rolling hills of Lyme Park.

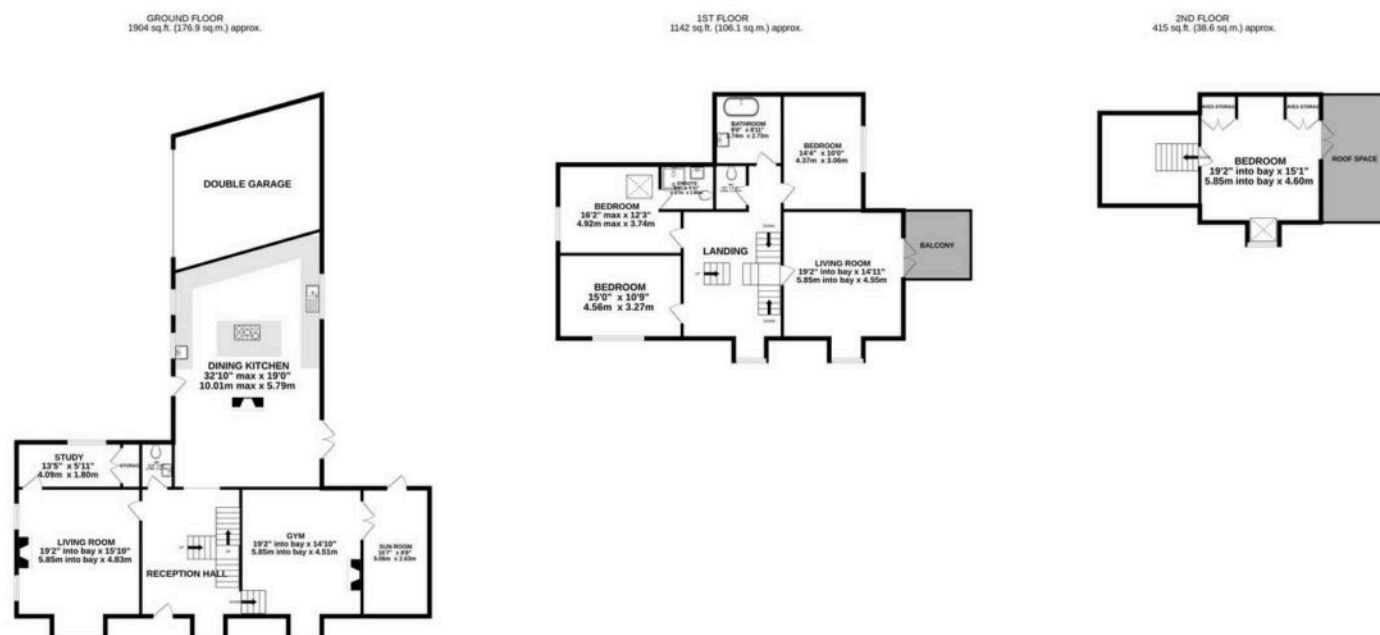
Council Tax band: G

Tenure: Freehold



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TOTAL FLOOR AREA: 3462 sq.ft. (321.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Wallbank Farm has the best of both worlds, rolling countryside with beautiful fields and orchards, whilst sitting conveniently for sought-after schools, transport links, shops and restaurants. Rural meets urban with a home offering something for everyone. Positioned at the foot of Wallbank Road on the Bramhall/Hazel Grove border the road provides pedestrian access down to 'The Happy Valley' and allows the house itself an elevated position over the valley with views out over the woodlands and fields beyond. Two gates offer an in-out driveway with the house sitting at the front of the plot. The driveway curves around the house and leads to a double garage and out-buildings at the rear. The garden wraps around the right hand side of the house with views over the grazing land and valley. The orchards sit at the rear of the plot and boast approximately 3 to 4 acres of flat land currently comprising around 140 apple trees, oak trees, damson trees, as well as a Polly-tunnel with olives, figs, grape vines, beetroot and tomatoes.

The farmhouse itself is arranged over three floors and comprises four reception rooms, a large open-plan dining kitchen, four double bedrooms and two bathrooms all centred around a hallway and galleried landing with a magnificent turning staircase. The property has been well-maintained by its current owners of nearly thirty years, and is now ready for a new owner to come in and take over the reigns. Boasting huge potential to renovate the space as it is, or to extend and develop, subject to the necessary consents.

This is a truly *unique* opportunity to buy a *unique* home on a *unique* piece of land. To truly appreciate the land and what Wallbank Farm offers it must be viewed.





