



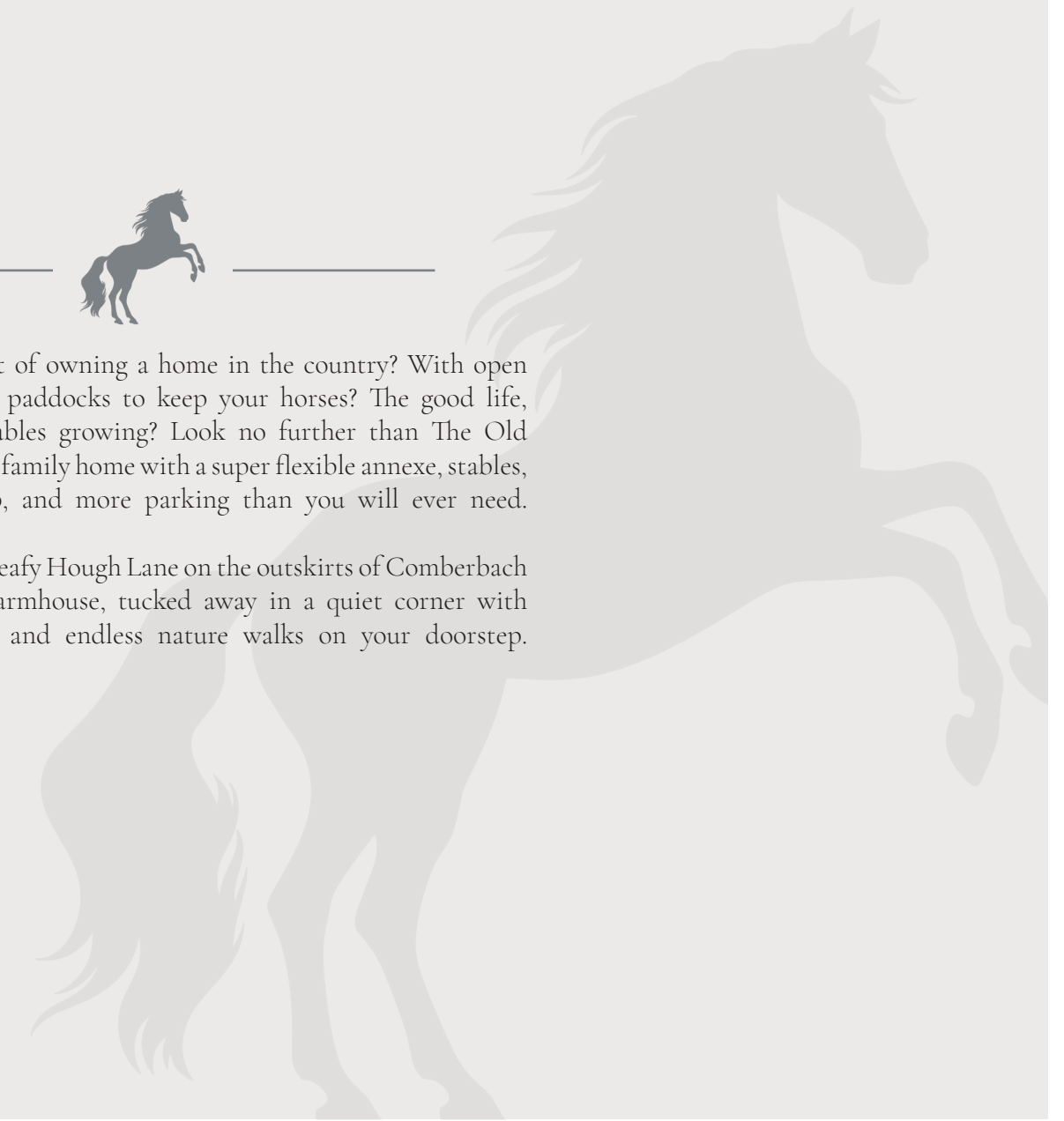
THE OLD
FARMHOUSE
COMBERBACH





Have you ever dreamt of owning a home in the country? With open fields all around and paddocks to keep your horses? The good life, with hens and vegetables growing? Look no further than The Old Farmhouse, a fabulous family home with a super flexible annexe, stables, tack room, workshop, and more parking than you will ever need.

Make your way down leafy Hough Lane on the outskirts of Comberbach village to The Old Farmhouse, tucked away in a quiet corner with open views of fields and endless nature walks on your doorstep.



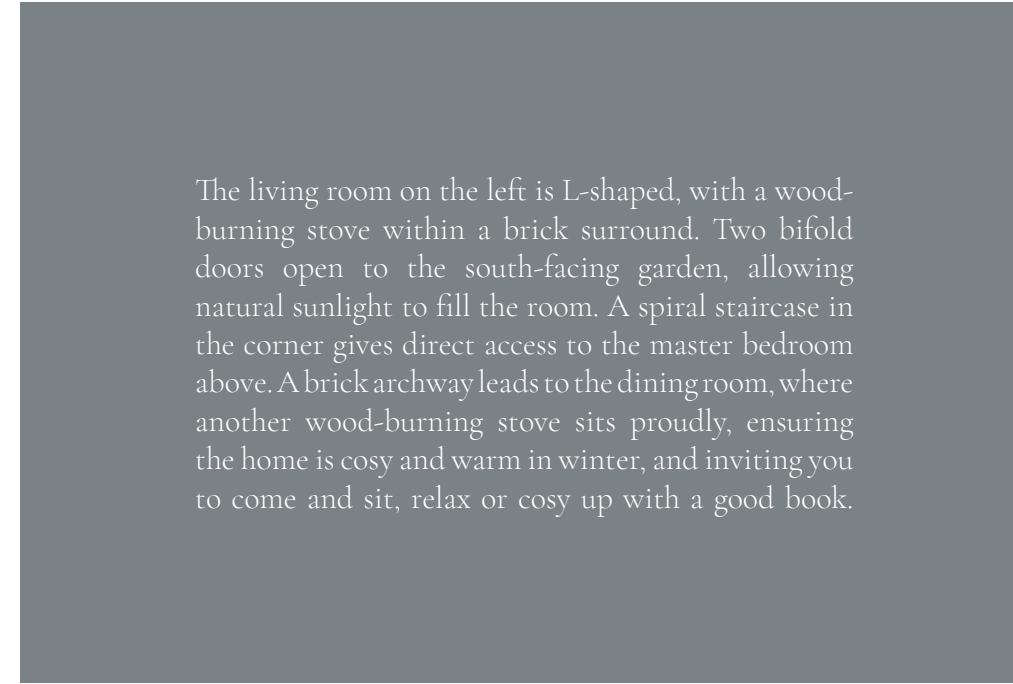


WELCOME HOME

From the moment you turn into the private driveway for The Old Farmhouse, you are away from the hustle and bustle in your own haven. The fields and paddocks in view from the driveway all belong to the property, measuring approximately 12.19 acres.

"Seeing your horses in the paddock from the house is so lovely."

Make your way to the home's front entrance, where the wisteria trails its lilac blooms overhead. The hallway opens with the staircase ahead, intricate iron balustrades rising to the first floor.



The living room on the left is L-shaped, with a wood-burning stove within a brick surround. Two bifold doors open to the south-facing garden, allowing natural sunlight to fill the room. A spiral staircase in the corner gives direct access to the master bedroom above. A brick archway leads to the dining room, where another wood-burning stove sits proudly, ensuring the home is cosy and warm in winter, and inviting you to come and sit, relax or cosy up with a good book.





THE HEART OF THE HOME

The kitchen is the heart of the home, where the family socialise at the end of a long day. Units are fitted in a horse-shoe shape with a sociable island in the centre, all topped by granite worktops. There is space for an American-style fridge freezer and a range-style oven. Velux windows bring natural light into the space.

The room then leads into a utility area with full-height storage cabinets to one wall and work surfaces to the other. There is plumbing for a washing machine, dishwasher, and Belfast sink here.

Passing through the utility area will lead you to the downstairs shower room with a shower cubicle, WC, and wash hand basin.

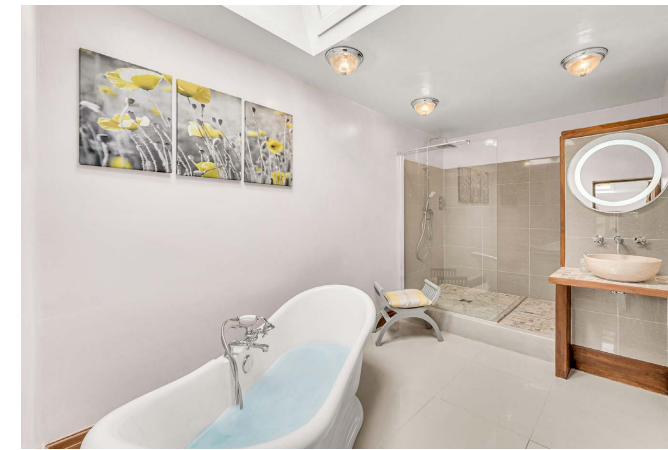
*"It is so peaceful, surrounded by
fields and countryside."*



AND SO TO BED...

Climbing the main stairs to the first floor, you will find three well-sized bedrooms. Each bedroom is a sanctuary of charm, showcasing an array of characterful features, making each space uniquely inviting. Large windows in every bedroom frame far-reaching views of the beautiful Cheshire countryside, allowing you to soak in the picturesque landscapes and tranquil scenery, imploring you to enjoy a slower pace of life.





PEACEFUL SANCTUARY

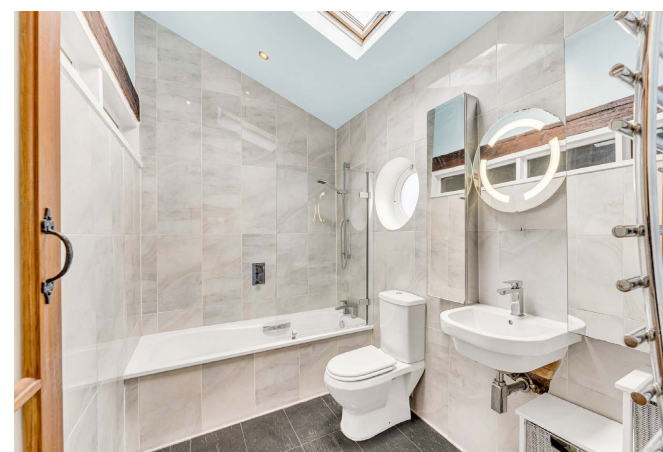
For an added touch of privacy, the master bedroom is accessible via a charming spiral staircase. The luxurious en suite bathroom features a sumptuous roll-top bath, a separate shower, WC, and wash hand basin, offering the perfect retreat for a relaxing soak.

The family bathroom also ensures comfort and convenience with its own bath, overhead shower, WC, and wash hand basin, making it ideal for both quick refreshes and leisurely baths.

ROOM FOR ALL

The annexe is perfect for older children or elderly relatives, offering the ideal balance of independent living with the reassurance of help close at hand if needed. This inviting space includes a spacious double bedroom with an en suite bathroom, ensuring privacy and comfort. The open-plan kitchen and living area provide a modern and sociable environment for cooking and relaxing.

Additionally, a second double bedroom with a dedicated shower room and a second cosy living area make the annexe a self-contained haven, perfect for accommodating loved ones in style and comfort.





SUNSHINE SHELTER & SHADE

The south-facing garden is separate from the paddocks and has trees and hedges for added privacy. A vegetable plot for growing your own and a patio area, accessed directly from the living room, is a real suntrap area.

The landscaped patio area at the side of the property is tucked away and is a fantastic place to enjoy a coffee and read the paper in the morning sun, or enjoy a sundowner at the end of the day and watch the sun set.





EQUESTRIAN FACILITIES

With all the 12.19 acres in view, you can always keep a close eye on your horses in the paddock. With a menage, 7 stables, a hay barn, and a dedicated tack room, this property is a horse-lover's dream. There is also ample parking space for horseboxes and trailers.





OUT & ABOUT

Peaceful countryside settings and quiet country lanes mean the property has all the positives of rural living - the peace and nature - but the conveniences we need each day are always close. Just a short drive from Comberbach village, where you can find real community spirit, including the famous annual village fete, and just 3 miles from Northwich for larger shops and supermarkets.

The train stations in nearby Northwich and Hartford provide rail transport to all major cities in the North West, as well as links to London. The M6 is just a few minutes away if you prefer to travel by car and Manchester Airport is less than half an hour's drive away for those that need to travel for work.

Comberbach has a primary school and nursery, and there are plentiful secondary school options in Northwich.

Whether you keep horses or simply dream of a home in the beautiful Cheshire countryside, The Old Farmhouse offers an idyllic lifestyle in a rural location that is still easily accessible for modern family life.

ASK THE OWNERS

Where do you go when you need...



GROCERIES?

The Post Office in Comberbach



A WALK?

There is a lovely walk around the property



A BITE TO EAT?

The Cock O' Budworth in Great Budworth



A LOCAL PUB?

The Spinner & Bergamot in Comberbach



A DAY OUT WITH THE FAMILY?

Anderton Boat Lift



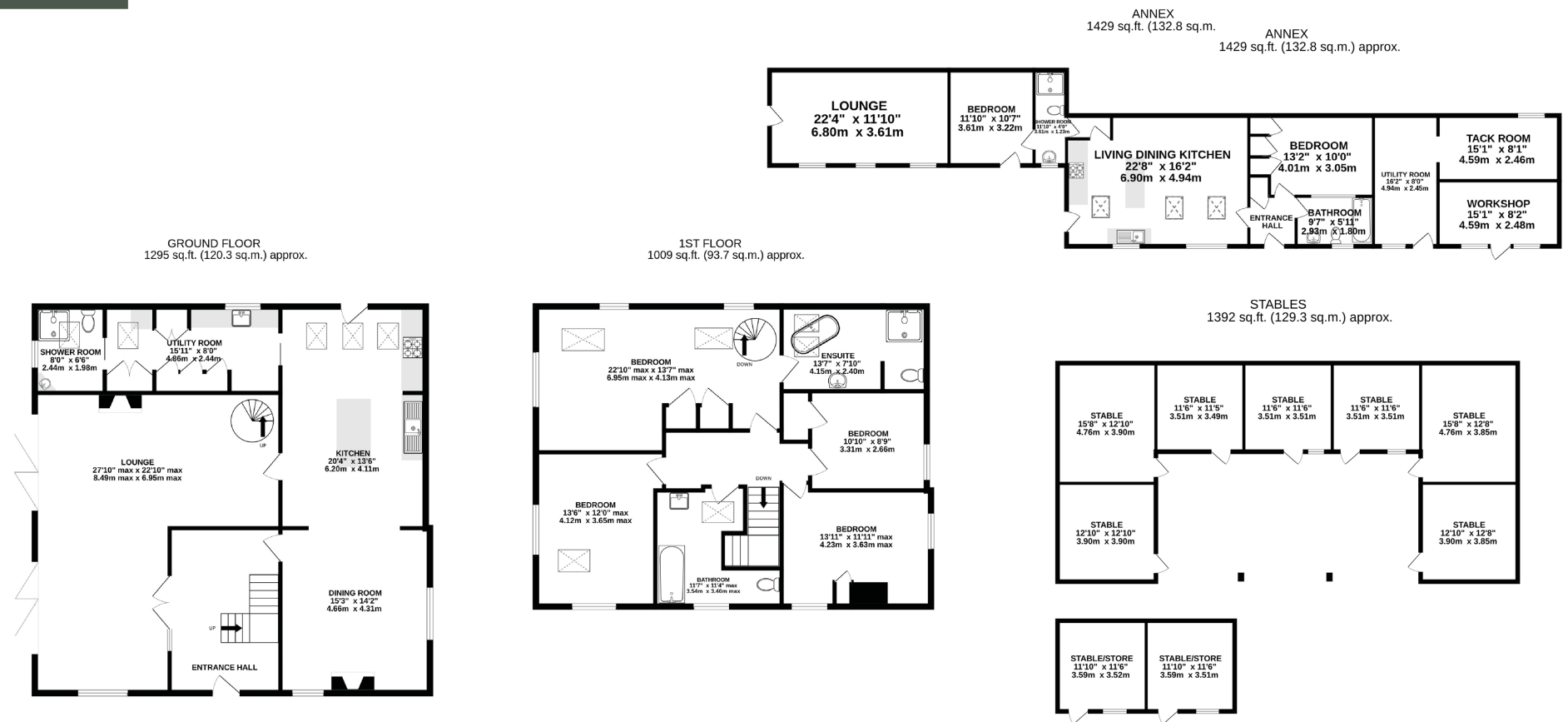
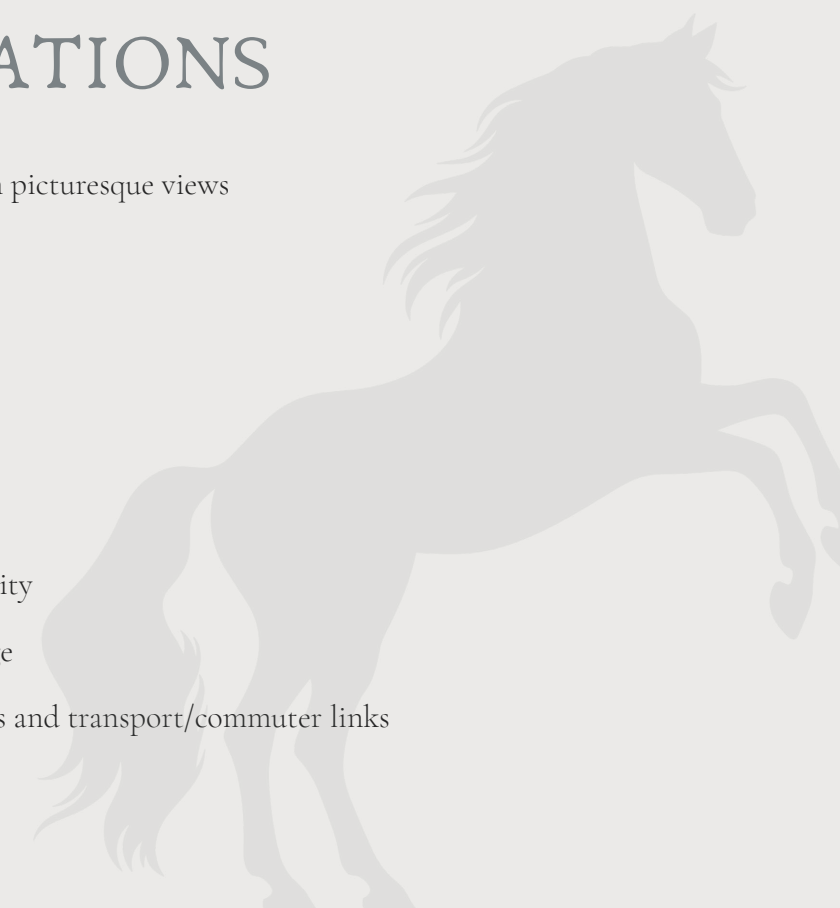
SCHOOL?

Comberbach Primary School, Weaverham High School or The Grange School



SPECIFICATIONS

- Superb family home in Comberbach with picturesque views
- 3732 square feet of internal living space
- Over 12 acres of land
- Beautiful gardens of around 1/3 of an acre
- 4 bedrooms, 3 bathrooms
- Large detached annexe
- Separately accessed home equestrian facility
- Large stable block and all-weather menage
- Conveniently placed for nearby amenities and transport/commuter links



TOTAL FLOOR AREA: 5124 sq.ft. (367.9 sq.m.) approx.

EXCLUDING STABLES: 3732 sq.ft. (238.6 sq.m.) approx.

Whilst every effort has been taken to ensure the accuracy of this floorplan; the room sizes, placement of doors or windows and any countertops or other items are approximate and therefore we take no responsibility for error or omission. This floorplan is for illustrative purposes and should be used as such for any potential purchaser.

See Ian's
Video
Tour

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

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