



Greenbank Farm
MOSTON





Allow your roots the nourishing space to grow and embrace rural living at Greenbank Farm, a restful, characterful country retreat, in the heart of the Cheshire countryside, yet within ten minutes' drive of train links to the big cities.





Sublime Setting

Approached along a leafy lane, more familiar with the hoof fall of horses than the rumble of tyres, the restorative calm of Greenbank Farm greets you as you pull through the electric wrought iron gated entrance and along the cherry tree-lined driveway, illuminated by traditional lampposts and fringed by lush green lawn. Plenty of parking is available in the double garages and in the yard, accessed via a further set of gates.

Set within vast grounds of around 10 acres, including its own private lake, Greenbank Farm is a handsome home, displaying its pleasing Georgian symmetry in its traditional farmhouse façade. Revived to its authentic deep orange Cheshire brick hue by the current owners, part of an extensive programme of refurbishments undertaken at Greenbank Farm in the last three years.

“It’s such a peaceful place to live.”

Restored to Former Glory

A 200-year-old former working farm, restored to its heydays by the current owners, Greenbank Farm now offers the ultimate in modern family living; a home where characterful country comfort combines with contemporary conveniences.

Restoration and modernisation work completed includes the installation of UPVC woodgrain-effect traditional style sash windows, the reinstatement of period details including ceiling roses and cornicing, and new limestone flooring, alongside renovation work to the outbuildings, including recladding of the barn, work so sympathetic to the area, that it received thanks from the neighbours for the fantastic result.

Behind the scenes, future proofing works go unseen including strengthening of joints and a new central heating system, whilst new Velux windows installed to the second floor breathe new light and life into Greenbank Farm.

Outside, new walls for privacy accompany full landscaping to the gardens, the installation of estate fencing and the addition of an elegant pathway, leading beside the Buxus hedging to the Georgian front door with its period fanlight.



Enchanting Arrival

An everyday entrance also provides access to the side, still retaining a sense of formality behind a fringe of trimmed topiary balls.

Emerging into the boot room, Shaker-style fitted cabinetry houses plenty of storage for coats, boots and dog leads, alongside farmhouse-feel wicker baskets, handy for gloves and hats.

To the right there is access to a WC, the garage and spacious home gym. Returning to the boot room, sliding doors part to reveal the heart of the home, the capacious family kitchen.





Savour the Views

Limestone flooring, warmed by underfloor heating, flows through from the boot room, and the bespoke cabinetry is repeated creating fluidity as you move between spaces. A carefully considered and capably crafted kitchen, storage is available in abundance, with a wall of cabinetry and drawers to both sides.

Less than three years old, a host of Siemens appliances includes a bank of two ovens, a coffee machine, combi microwave-oven, full-length fridge and full-length freezer, dishwasher and instant hot tap with spray down hose. This high-spec, creamy white kitchen emanates farmhouse comfort, whilst the brass fittings retain a contemporary edge.





Designed for Modern Living

Flowing seamlessly through to the dining area and lounge beyond, French doors present unbroken views out over the garden and countryside, down to the lake. With ample space for the children to play and a Bose Sound System inbuilt to the walls, this captivating kitchen transitions effortlessly from family hub to entertaining haven.

Gather, dine and converse at the quartz topped breakfast bar, illuminated by beautiful Jim Lawrence handmade pendant lighting. Smokey antique glass splashbacks blend modern with country with ease.

“It’s such an easy room to maintain – it’s used by the whole family all the time, but so easy to keep clean, we do a lot in there. With all the patio doors open it’s almost like being outdoors and indoors at the same time.”



Easy Flow

Views serenade from three sides in the lounge area of this entertaining hub, offering instant access out to the alfresco dining terrace; one of three dining spaces available at Greenbank Farm.

Double doors provide access through to the formal dining room, where Amtico parquet floor adds finesse underfoot, alongside the restored chair rails and ceiling rose. Glazed doors borrow natural light from the sitting room.



Comfort and Warmth

Make your way through into the sitting room, carpeted in light stone and offering tranquil views out over the garden and countryside. The marble fireplace is a focal point and could be installed with a log burner. Throughout the home, brand new, bespoke made pelmets, curtains and blinds dress the handsome sash windows.

“There’s a great flow to the home.”

Connecting to the entrance hall, Georgian-style tiles extend underfoot, continuing the aesthetic of the home.





Work from Home

To the right of the front door, step through into the office, a fantastic room with a mature feel in the beading to the walls and two-tone Farrow & Ball décor. Fitted oak furniture harmonises with the flooring, while the wide windows provide picturesque views to the garden and surrounding countryside.

Peacefully nestled out of the main flow of the home, conduct your video conference calls undisturbed. With its working wood-burning stove and fitted cabinetry capable of serving as a media wall, this room could also serve as a cinema room or snug.



Practical Places

Next, sneak a peek at the utility room, with plumbing for washer, dryer, sink and with plenty of bespoke built storage in Farrow & Ball's Drop Cloth. Leading off from the utility room is the convenient downstairs shower room with panelling to the lower walls.

Sneak a peek beneath the stairs to the cellar; a blank canvas, which could be tanked and perhaps transformed into a wine cellar or cinema room.

Returning to the main entrance hall, take the handsome staircase, with its stair rods and carpet runner, up to the first-floor landing.





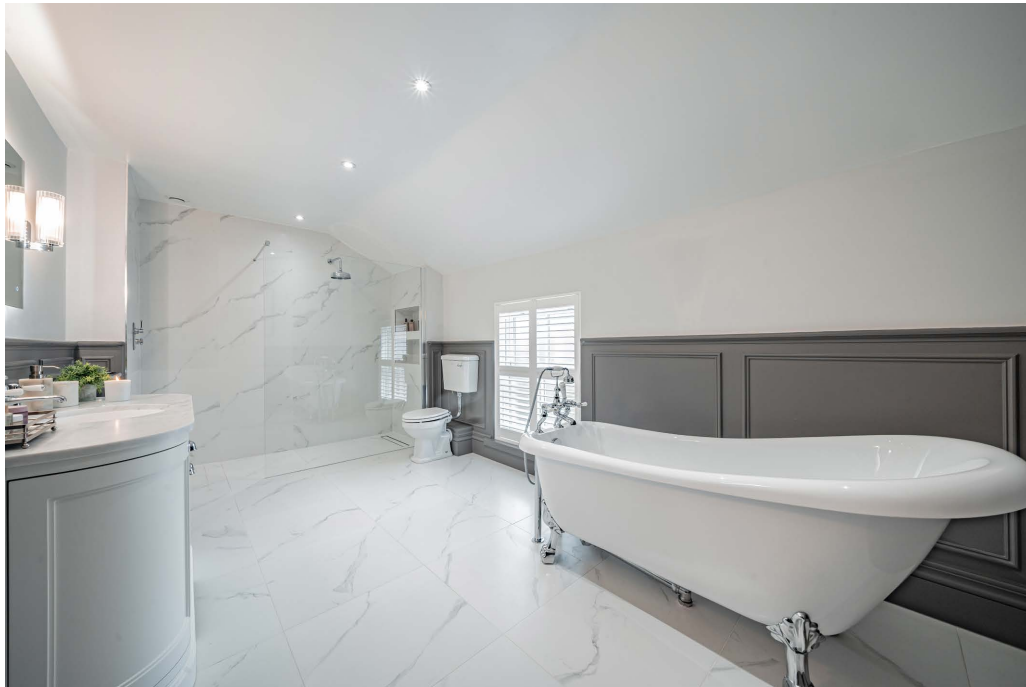
Suite Dreams

Turning left, emerge into the dressing room of the master suite, where bespoke fitted wardrobes again harmonise with the cabinetry found throughout the home. Spacious and serene, with high ceilings and verdant views through a window opened up by the current owners to offer far reaching scenes down to the lake. Light streams in through the trio of windows to two sides, with a television inset into the wall opposite the super-king-size bed.

Reconnect with the landing to peep through into the guest bedroom, also situated to the front of the home. Soft, natural shades of green-grey dress the walls with far reaching views over the countryside.



A calm, peaceful bedroom, with space for a super-king-size bed, there is also a walk-in wardrobe, and ensuite bathroom with traditional brass fittings to the Mandarin Stone claw footed roll top bath containing overhead shower. Marble tiles with an amber gold fleck harmonise with the gilded touches, sourced from Mandarin Stone of Wilmslow.



Soak and Sleep

Every bedroom at Greenbank Farm is spacious and light, with high ceilings celebrated with refitted cornicing. High skirtings also feature throughout.

Also nestled to rear of the first-floor landing, beneath a handsome sloped ceiling is a third bedroom, brimming with storage in the bay of newly fitted wardrobes.

Freshen up in the large family bathroom next door, where farmhouse, Georgian-style panelling creates a rustic feel, balanced by contemporary flashes such as the Bluetooth mirror speaker above the vanity unit wash basin. Relax and unwind in the rolltop bath or refresh and revive in the large walk-in shower.

Tucked off the half landing, sneak a peek at the spacious laundry room, furnished with fitted shelving and accommodating so much storage space for linen and towels. Storage is a theme that recurs throughout the home.



Next Level Living

Stairs lead up from the landing once more, arriving at the second floor, where two additional bedrooms can be found, brimming with light from large Velux windows. Updated and renovated by the current owners, robust beams have been sandblasted to return to their honey toned natural wood shade, whilst storage can be found in between the bedrooms, hidden away behind panelling.

Brand new wool carpet features throughout the bedrooms.



“To find a plot where you have privacy and views like this is really rare.”

To the Manor Born

With breathtaking views and unparalleled privacy, step out into the idyllic southwest-facing garden of Greenbank Farm. Revel in the uninterrupted panoramas stretching out to the rear of the farmhouse, where you can see as far as the Peckforton hills. As evening falls, spectacular sunsets blaze in deep pinks and oranges.

Nestled on roughly ten acres of land, including paddock, orchard and lake, Greenbank Farm currently serves as a smallholding, grazed by sheep and lambs.

With different garden ‘rooms’ to explore, estate fencing separates the working areas of the smallholding to the more formal, landscaped areas. Experience the elegance of Italian-style alfresco dining in the private courtyard, enclosed by formal Buxus hedging, and given an architectural edge by the attractive pergola. The perfect suntrap, there is also power for a hot tub, the perfect addition to enhance your social enjoyment of the outdoors. Step from the rear garden into a beautifully renovated garage, which also shelters a state-of-the-art biomass boiler, a renewable heat incentive, bringing in a £5.5k annual return, transferable to the new owner.

Enjoy a refreshing drink on one of the patios, fringed by fragrant rose bushes. A family garden, with swathes of lawn perfect for children’s games, there is plenty of space for play equipment.

To the front, formal lawned gardens feature cottage garden planting in the flower beds, bursting forth in pinks, whites and purples from springtime onwards.

Stroll about the coppice orchard, separating the paddocks and planted with traditional native British trees. A future woodland walk in the early stages of its bloom, adorned with bluebells and snowdrops, this area will grow in beauty over the years.

Pack up a picnic and take a stroll down to the large one-acre pond, embraced by willow trees and wildflowers. With an island at the centre, the pond is a haven for nature, home to Canada geese, their goslings, and pink-legged geese.

A home and garden in tune with wildlife, watch as the local barn owls perch gracefully on the gate post.

A range of outbuildings hold plenty of promise, with kennels and an imposing barn, capable of housing a sit on tractor, quad bike, sheep or even horses (it would be feasible to install half a dozen stables easily). This capacious barn could also appeal to classic car enthusiasts, offering plenty of storage space for a collection of Aston Martins. For those running a business from home, the barn could be ideal as warehouse storage and distribution, or even for use as a workshop.

Planning permission currently exists for the addition of a first storey extension above the garage; ideal for dependent relatives, teenagers or even an au pair.



Out and About

A spacious home that seamlessly blends elegance and comfort, Greenbank Farm is the ideal rural retreat for those from the cities seeking sophisticated living in the peace and tranquillity of the countryside.

Just ten minutes' drive from Crewe Station, rail links can connect you with London in an hour and 30 minutes. Rural, but not remote, within five minutes' drive you can be in the quaintly cobbled market town of Sandbach with its timbered Tudor inns and range of shopping opportunities, new cafes and library offering children's activities.

There is also a pretty playpark close by, ideal for those with children.

Waitrose is just over five minutes' from the door, where you can pick up the essentials in no time, with nearby Nantwich, Crewe and Middlewich all within 20-30 minutes' drive.

Families are well served by an array of local schools, including Warmingham Primary School, and Wimboldsley Primary School. Independent schools nearby include The Grange in Hartford and Terra Nova School, catering to children from age two and a half upward.

Refurbished so beautifully throughout, Greenbank Farm is a home with nothing left to do but unpack and enjoy. Restored to its Georgian grandeur fused with a full fleet of contemporary comforts, it perfectly balances the tranquillity of the countryside with modern convenience, providing the best of both worlds.

Ask the Owners

Where do you go when you need...



Groceries?

Co-op in Elworth



A walk?

There is a public footpath at the end of the paddock (on other side of Green Lane)



A bite to eat?

The Old Hall, The Swan & Chequers, or The Wheatsheaf in Sandbach



A local pub?

The Bear's Paw in Warmingham



A day out with the family?

Wheelock Hall Farm



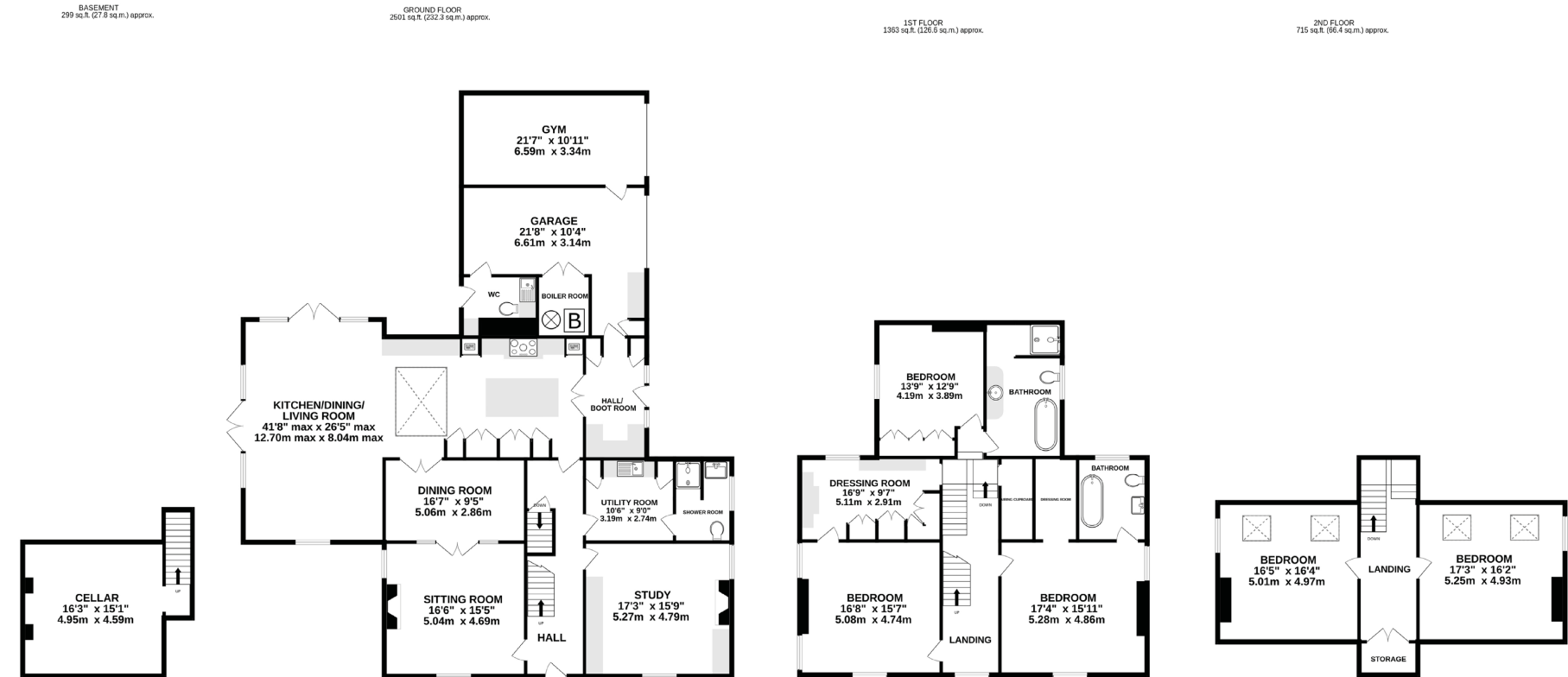
School?

Warmingham, Offley or Wimboldsley



Specifications

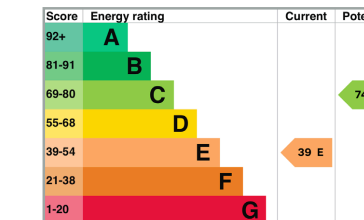
- Characterful, country retreat in the heart of the Cheshire countryside
- A 200-year-old former working farm, restored to its former glory
- 10 acres of land and a range of outbuildings
- 4877 square feet of living space
- Immaculate interior throughout
- 5 bedrooms, 3 bathrooms
- Beautiful landscaped gardens
- Detached barn and kennels
- Existing planning permission for a first storey extension above the garage
- Wide selection of nearby amenities and excellent transport links



TOTAL FLOOR AREA: 4877 sq.ft. (453.1 sq.m.) approx.

OUTBUILDING TOTAL FLOOR AREA: 4650 sq.ft. (155.97 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.



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