

FARMHOUSE LIVING FOR THE MODERN DAY



From the courtyard, an arched wooden door opens into the light and bright entrance hallway, where glazed doors to the rear lead directly out onto the patio terrace. A sturdy, characterful beam spans the ceiling, which, alongside another, smaller beam above the inner hallway captures the heritage of the home.

On the left lies the handy cloakroom with wash basin and WC, whilst ahead, a glass door opens into the office. Part of a recent extension, the lofty, vaulted ceiling rises overhead, traced by modern, light-toned oak beams. Glazing on two sides complements the glazed gable end which reaches up to the high ceiling, framing leafy views out over the garden and orchard. Warmed by underfloor heating and afternoon sun, which fills the room in the summer time, French doors open to a sheltered seating area.



Set just above the quiet curve of Cliff Road, Yew Tree Farm is a much-loved Georgian farmhouse with roots stretching back to the 18th century. Owned by just two families since the 1930s and carefully restored over the past 30 years, it's a home full of warmth, character and comfort.

Extended, restored, and improved over 18 years, Yew Tree Farm blends the character of a Cheshire farmhouse with the comforts of modern family living, enveloped in cobbled courtyards, garden and paddocks, with glorious views down to the river.

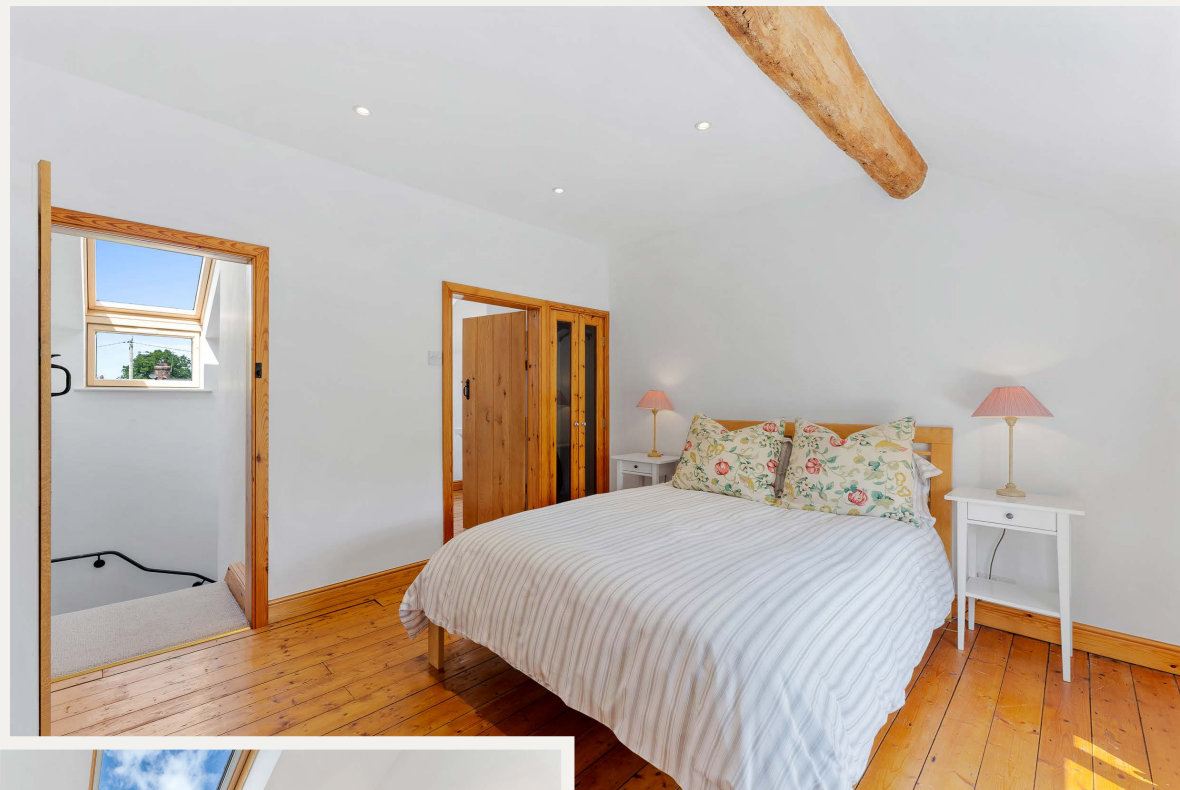
With in-and-out driveway access from the road, sweeping up through cobbles to the rear courtyard and garage, both home and surrounding gardens reveal themselves upon arrival. Providing a soft and leafy cushion to the front, a gravel path curves gently through the lawn towards the front door, amidst flowering trees and mature planting, setting the tone for a home whose traditional roots run deep.





SAVOUR THE VIEWS

From just outside the office, a minimal modern staircase, with bespoke wrought iron handrail and elegantly sculpted wooden skirtings curves up to a peaceful and private guest bedroom.



Formerly a hayloft, this light-drenched double bedroom now features a sunny Juliet balcony, exposed beam and shower room en suite, making it a peaceful, self-contained retreat for visiting family or friends. This area of the home could also be ideal for multigenerational living, with the office a versatile room ideal for use as a lounge.



FEAST YOUR EYES



At the centre of the bespoke painted kitchen, a deep blue Nobel Range (working on the same principle as an Aga) emanates warmth, complemented by an electric oven, integrated dishwasher and fridge, with additional space within the oak cabinetry for storage. Tucked away to one corner, the walk-in pantry can also serve as a utility room. With views to both the east and west, this is a room that captures sunlight throughout the day.



Returning downstairs, off the entrance hall to the left, the reclaimed quarry-tiled floor leads into the heart of the home: a warm and welcoming family kitchen with a classic farmhouse feel. Framed by timber beams and open to the garden through French doors, this space is all about connection, to the land, to the light and to the seasons. Step outside onto the broad patio for morning coffee or summer soirees, where there is cherry blossom during spring.



CLASSIC CHARACTER

Off the kitchen, the inner hallway connects to the original front door, providing a traditional welcome when arriving at the front door, with striking original, red and black quarry tiles, now restored and relaid.

From this hallway, a door beneath the stairs leads down to the cellar: a cool, dry and remarkably useful space housing the boiler and system tank, also handy for storing tools, homemade jams from the fruit harvest – and, at Christmas, often used to house extra vegetables for roast dinners when hosting multiple guests.



"IN THE WINTER WITH THE FIRE BLAZING AND THE LIGHTS LOW, IT'S SO LOVELY AND COSY"



Opposite the door to the cellar, comfort awaits in the large, light filled sitting room, where windows to three sides keep the outdoors in view, and an open fire crackles merrily on chilly mornings, filling the room with warmth and welcome. A second sitting room awaits to the front, offering verdant views out over the lawn and blossom trees, has an open fire with gas laid on in a handsome surround. Previously used as a children's playroom, this large and light room could also serve well as a formal dining room.



STRETCH OUT IN SUNSHINE



Opening to the rear, a sun-filled garden room offers the ultimate summer sanctuary, with doors leading directly onto the elevated verandah, perfect for entertaining or simply unwinding as the day drifts by.

Back in the hallway, take the stairs up past the window on the turn, to the first-floor landing, where a latched wooden door on the right opens to the first of the double bedrooms. With windows to two sides drawing in views out over the garden and paddock, light fills every corner.



Out on the landing, next door on the right, built-in cupboards feature outside the second of the spacious doubles; a wonderfully sized guest bedroom with characterful fireplace, walk-in wardrobe and gorgeous garden views.

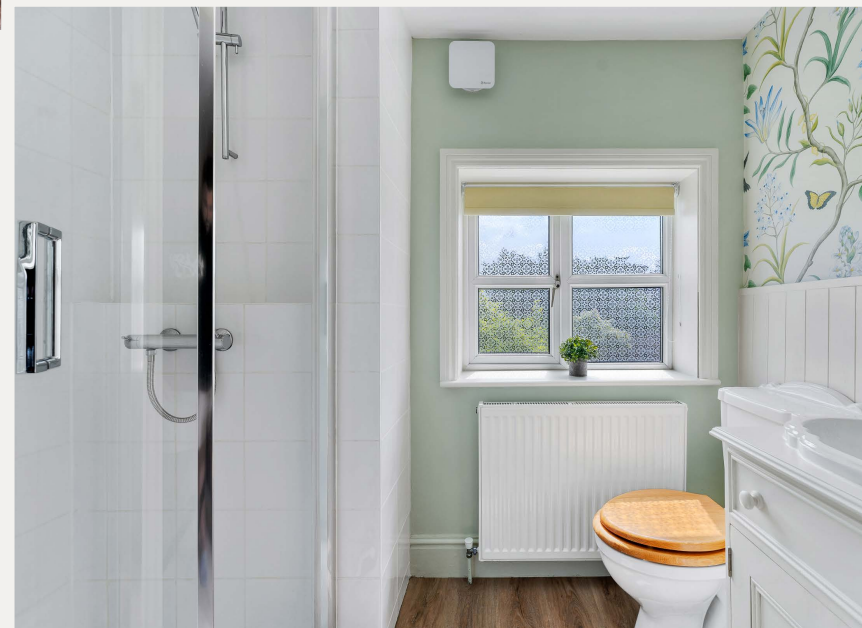
Centrally situated along the landing, the family bathroom features panelling to the lower walls and offers refreshment for all in the large bathtub with overhead shower. A wash basin and WC also feature.



SOAK UP THE SERENITY



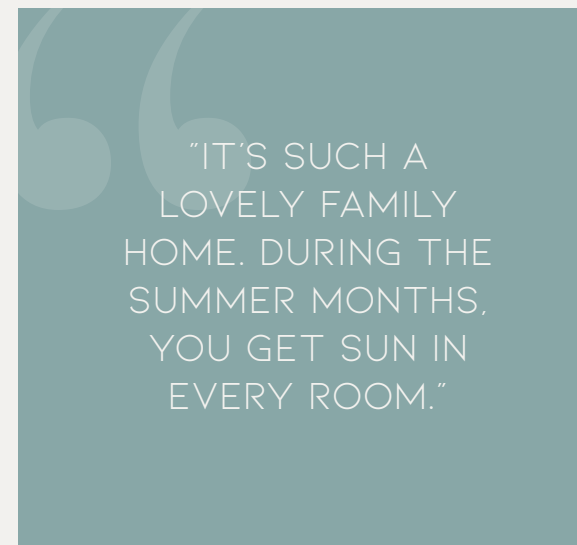
Turning right from the family bathroom, seek sanctuary in the spacious master suite, where tasteful wallpaper captures the essence of nature surrounding the home. North-east facing, wake up with the morning sun and breathtaking views out over the garden and countryside, before freshening up in the private shower room en suite.



A final, spacious double bedroom awaits next door to the master, again soaking up gorgeous views over the verdant countryside. Each bedroom at Yew Tree Farm is so spacious and bright, with enduring views of the surrounding greenery.



ROOM TO GROW



With its perfect symmetry and dolls house appeal, Yew Tree Farm is every inch the quintessential English farmhouse, enveloped in greenery on all sides.

A formal lawn stretches out to the front, bordered by traditional hedgerows, flowering trees and shrubs, with fragrant low growing borders to the side, where steps lead down to the orchard and gardens which wrap around the side and rear.

Beyond the rear entrance hall and kitchen, a broad patio is bordered by shrubs and trees chosen for their successional spring colour. Just below, a striking magnolia, thought to be at least 60 years old, takes centre stage, blooming as the rest of the garden awakens.

From the garden room, elevated decking extends over the lawn, catching the afternoon sun and offering views across the wider grounds. Beyond this, a paddock provides scope for horses, with garages nearby that could be adapted to stabling if required. Off the cobbled courtyard, a second garage, a potting shed and wood store complete the picture.





ROOM TO GROW

Once lined with pear trees, the garden at Yew Tree Farm reflects a wider local heritage; it's said the gardens in Acton Bridge were once heavily populated with pear trees, which were shipped off and used in the dyeing of military uniforms. Today, that orchard legacy lives on in place names like The Hazel Pear pub, just a 15-minute stroll away.

With so many circular walks on the doorstep, despite the peaceful setting, Acton Bridge and Yew Tree Farm remain exceptionally well connected. The local railway station is close by, with services to Liverpool, London, Edinburgh and beyond via the West Coast Main Line. Meanwhile, the M56 is just 15 minutes away by car while nearby Weaverham offers a range of everyday essentials, with plenty of local shops.

For families, there's a wide choice of schools in the area, including Weaverham High School, Sir John Deane's College and, in Hartford, the independent school The Grange, alongside transport to others including King's and Queen's in Chester.

For days out or evenings close to home, there are plenty of local classes taking place in the neighbouring village halls, with well-loved pubs like The Hazel Pear in Acton Bridge and The Hare and Hounds in Crowton offering a friendly community feel.

With countryside, culture and convenience on the doorstep, spacious, versatile rooms and expansive gardens and grounds, Yew Tree Farm is a home attuned to family life - one where children (and grandchildren) have plenty of space to roam, play and make memories.

ASK THE OWNERS

Where do you go when you need...



GROCERIES?

Co-op and Tesco Express,
Weaverham or Norley
Village Stores



A WALK?

There are lots of fantastic walks
on the doorstep including along
the River Weaver



A BITE TO EAT?

The Morris Dancer, Kelsall
or Little Manor, Thelwall



A DAY OUT WITH THE FAMILY?

Liverpool or London - both easily
accessible from the nearby train
station, and North Wales



A LOCAL PUB?

Hazel Pear, Acton Bridge
or Hare and Hounds,
Crowton

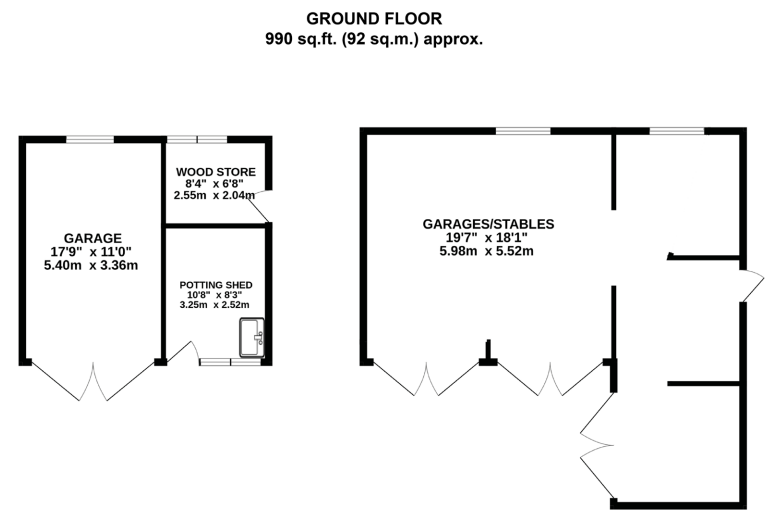
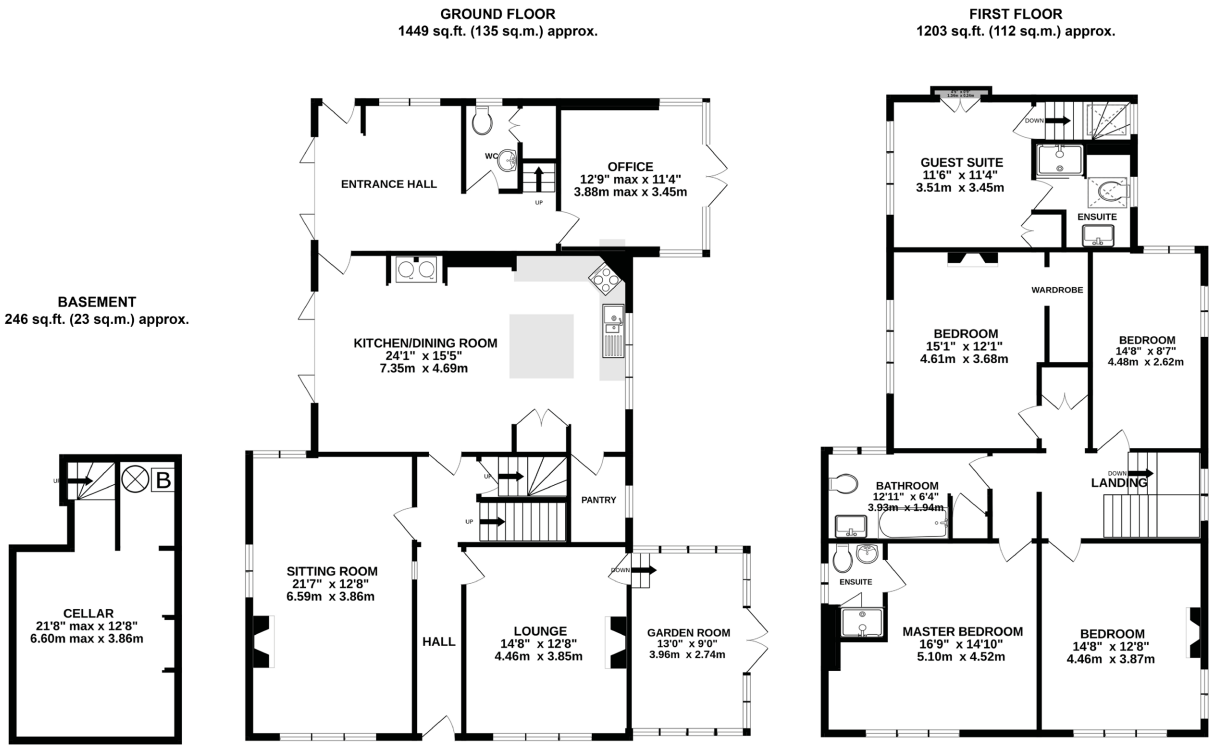


SCHOOL?

Crowton CofE Primary
School, Weaverham
Primary and High School



KEY FEATURES



- Spectacular Acton Bridge home with rural views
- 2898 square feet of internal living space, plus garage and outbuildings
- Set in 1.5 acres
- Extended to provide large home office and boot room
- 4 double bedrooms, 2 bathrooms
- Separate fifth double bedroom and en suite annexe, accessed from within the home
- Multiple outdoor spaces and mature gardens
- Close to nearby amenities, transport and commuter links

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	78 C
39-54	E		
21-38	F		
1-20	G		

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TOTAL FLOOR AREA: 3888 sq.ft. (361 sq.m.) approx.
EXCLUDING OUTBUILDINGS: 2898 sq.ft. (269 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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