



Whitehouse Farm, Macclesfield Road | Eaton,
Congleton | CW12 2NR

Meller
Braggins



Features

- A most attractive Farm in a sought after location
- Substantial Farmhouse and range of buildings
- Huge potential for renovation and conversion
- Total land area of around 7.5 acres
- EPC Band E

This substantial farm is situated in a lovely rural location with far reaching views towards Bosley Cloud yet enjoys the convenience of Macclesfield and Congleton being close to hand together with the

motorway network via the recently opened Congleton by pass.

The farmhouse itself provides extensive accommodation over three floors extending to just under

3,000 square feet and whilst requiring a programme of modernisation does offer huge potential to make it a lovely family home.



There is an excellent range of outbuildings which provide huge potential for conversion (subject to planning permission) and this comprises a traditional 'L' shaped brick built range with slated and stone flagged roof over two floors with a portal framed lean to and this in total extends to around 4,900 square feet.

There is then a further portal framed building which is just under 3,600 square feet and this again provides huge potential.

To the front of the farmhouse is a pretty, enclosed garden which is laid to lawn and the property is approached over a farm yard giving vehicular access to all building and the land itself. The land lies mainly to the side of the property and is flat and in good order. The total site area is around 7.5 acres.



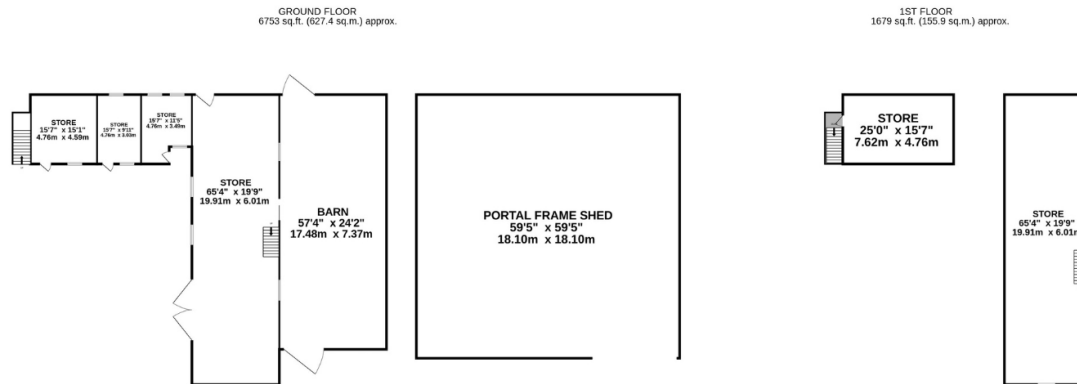
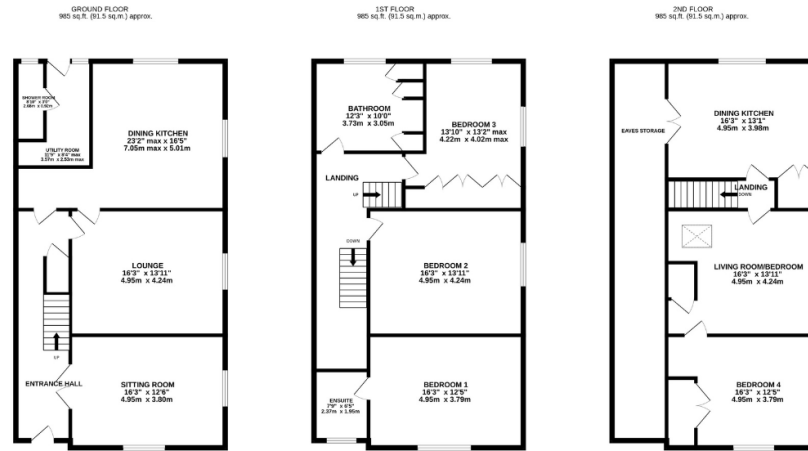
Services - mains electricity and water are connected. Oil fired central heating is installed to the farmhouse. Drainage is to a septic tank. We must advise prospective buyers that none of the fixtures, fittings or services have been tested. Buyers are advised to obtain their own independent reports prior to purchase. Council Tax Band - F (Cheshire East Council). EPC Band - E. Tenure - we are informed is Freehold.





FLOOR LAYOUT

Not to Scale - For Identification Purposes Only



TOTAL FLOOR AREA : 8432 sq.ft. (783.3 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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Meller Braggins

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