



Westcot Farm

Newcastle Road, Arclid, Sandbach, CW11 2SN

Rostons  **VILLAGE & COUNTRY HOMES**
01829 773000 | www.rostons.co.uk

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Guide Price - £400,000

DESCRIPTION

An exciting opportunity to purchase a Cheshire red-brick property that dates back to 1850 set within 1.58 acres. The property is in need of updating and modernising but has enormous potential being on the edge of the village of Arclid where a few developments have happened in the last few years.

Along with the house there are several outbuildings that reside within the plot, most of them in need of repair.

LOCATION

The property is situated along Newcastle Road, on the edge of the village of Arclid providing easy reach to nearby Cheshire market towns.

Sandbach 2.9 miles Holmes Chapel 3.2 miles Congleton 5.2 miles

(All distances approximate)

ACCOMMODATION

KITCHEN

The kitchen is located at the back of the property, with a single-story utility off and access to the rear of the property. The kitchen is comprised of wall papered walls and tiled floors.

LIVING ROOM

The living room is accessed as soon as you enter from the front door, with features including beams and a brick open fireplace. There is another separate living room area that leads through an arch into a snug / office space.

DINING ROOM

The dining room is accessed off the kitchen featuring a fireplace and tilted floor.





BEDROOM 1

Large double bedroom, located at the front of the property.

BEDROOM 2

Large double located at the front of the property.

BEDROOM 3

Located at the back of the property with views of the plot, small double bedroom.

BATHROOM

Large family bathroom, located at the back of the property.

GARDEN

The plot wraps around the back of the property, offering extensive space for development or equestrian use. The garden is comprised of mature trees and is surrounded by fields.

OUTBUILDINGS

There is brick storage shed to the rear of the property which has partly collapsed as well as number of other buildings in a state of disrepair.

EPC - G

DIRECTIONS

Sat Nav – CW11 2SN

What3word [///skidding.piano.common](#)

SERVICES

Mains electric, water, private drainage

COUNCIL TAX- E

VIEWINGS

Please contact Rostons on 01829 773000. All viewings must be made in advance.



MONEY LAUNDERING

Rostons Ltd must comply with Anti Money Laundering Legislation. As part of the requirements, Rostons must obtain evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the evidence.

SALE PLAN & PARTICULARS

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical

boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

FIXTURES & FITTINGS

Fixtures and fittings are excluded from the sale.

PUBLIC RIGHTS OF WAY, WAYLEAVES & EASEMENTS

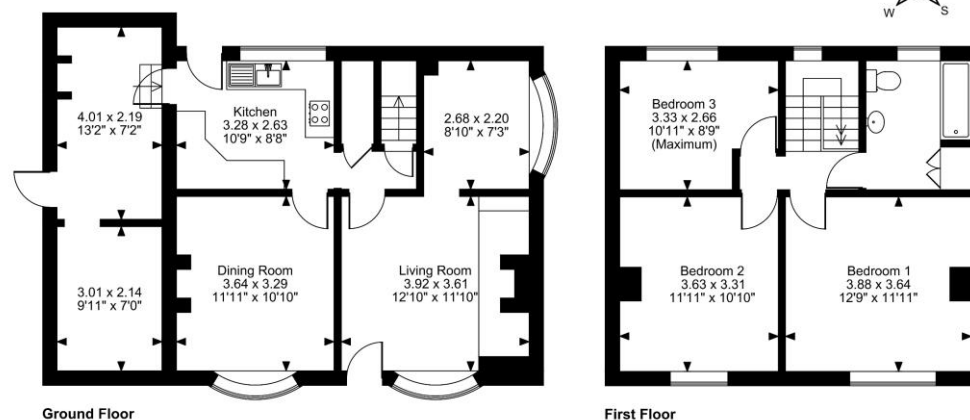
The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

DISCLAIMER

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Westcot Farm, Newcastle Road, Arclid, Sandbach
Approximate Gross Internal Area
1196 Sq Ft/111 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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