



Manor Farm

Chester Road, Tabley, Knutsford, WA16 0HF

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Guide Price - £1,250,000

Rostons are delighted to present for sale Manor Farm, all set within approximately 2.94 acres. The property comprises a substantial former farmhouse, a well established wedding venue, a range of outbuildings, beautiful gardens and adjoining paddocks together with extensive parking facilities. The wedding/event barn offers a spacious dining hall, ceremony room, stage, bar, catering room and store room. Externally, the gardens provide a stunning backdrop, ideal for capturing those once in a lifetime wedding photographs.

The main five/six bedroom farmhouse serves as the family residence and also currently operates in part as an Airbnb. The accommodation is versatile, arranged over two floors with the addition of a one bedroom annex with separate shower and inner hall. On the ground floor, the east entrance hall provides access to the annexe accommodation, breakfast kitchen, dining room, boiler room/WC, study, family room, sitting room, further kitchen/diner and main staircase rising to the first floor. Off the first floor landing there are bedrooms 1 and 2 plus a family bathroom. There is a doorway to bedroom 3 with an ensuite bathroom. Off the second landing area are bedrooms 4 and 5, both with ensuite shower rooms. The property has an adjacent home office and laundry room accessed from the patio.

On arrival, Manor Farm is approached via an impressive 'in and out' driveway leading to a spacious yard and a range of outbuildings. These include the established wedding/event venue, a substantial brick building incorporating stables, parking for more than 18 vehicles, a five bay Atcost outbuilding currently divided into three units and a further brick courtyard building split into three storage areas. Additional facilities comprise a large four bay wood clad shed, a two storey steel and block portal barn, smaller storage shed, laundry and a home office. The property also enjoys private gardens, a patio with outdoor kitchen, and paddocks to both the side and rear. Manor Farm offers an exceptional opportunity to continue and further develop this thriving business.





LOCATION

Knutsford is one of Cheshire's most desirable towns, offering a unique blend of heritage, charm and modern convenience. With its cobbled streets, boutique shops and vibrant café culture, the town provides a welcoming community atmosphere. The nearby Tatton Park Estate adds stunning countryside walks and year round events, while excellent transport links via road and rail make commuting to Manchester and beyond simple. With highly regarded schools and a wide choice of characterful homes, Knutsford appeals to families, professionals, and those seeking a prestigious Cheshire address.

ACCOMMODATION

ENTRANCE HALL

A beautiful entrance hall with a tiled floor, stairs to the first floor landing, radiator, window to side.

SITTING ROOM

A cosy sitting room having windows to front and side, feature fireplace with a timber surround and mantel and an inset log burner, radiator.

DINING KITCHEN

Having a range of base level kitchen units, Belfast style sink, range cooker, electric oven, tiled floor, radiator, windows to side and rear.



FAMILY ROOM

With a window to front, inset log burner, tiled flooring, radiator, French doors to outside, stairs to first floor and doors through to the second entrance hall and kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

Wall, base and drawer units, single drainer sink unit, electric oven, hob and extractor unit, dishwasher, tiled flooring, heated tower rail, window.

DINING ROOM

A good size formal dining room with two windows, door to outside, radiator.

STUDY

Window, radiator.

WC/BOILER ROOM

Central heating boiler, hot water tank, tiled floor, window.

ENTRANCE HALL

Door to courtyard area, window, tiled floor, door to annex.

ANNEX

Hallway from entrance hall, with door to outside, bathroom and ground floor bedroom.

BEDROOM

Two windows, single drainer sink unit, electric hob.

SHOWER ROOM

Cubicle with mains shower, WC, wash hand basin, heated towel rail, window.

FIRST FLOOR LANDING

Window to rear.



BEDROOM 1

Three windows, radiator.

BEDROOM 2

Window to front, radiator.

BATHROOM

Rolltop bath, cubicle with a mains shower. WC and wash hand basin, window, radiator.

BEDROOM 3

Window to rear, cast iron fireplace, radiator, door to landing. **ENSUITE BATHROOM** panel bath, shower screen, mains shower, WC and wash hand basin, tiled flooring, heated towel rail, window.

BEDROOM 4

Two windows, radiator. **ENSUITE SHOWER ROOM** cubicle with a mains shower, WC and wash hand basin, part tiled walls, heated tower rail.

BEDROOM 5

Window, radiator. **ENSUITE SHOWER ROOM** cubicle with a mains shower, WC and wash hand basin, part tiled walls, heated towel rail.

OUTSIDE

On arrival, Manor Farm is approached via an impressive 'in and out' driveway leading to a spacious yard and a range of outbuildings and extensive marked parking bays.

GARDEN

Private lawned gardens to rear plus patio area and an outdoor kitchen. There is also access to the side paddock and office.





OUTBUILDINGS

These include the established wedding venue, a substantial building incorporating stables, parking for more than 18 vehicles, a five bay outbuilding currently divided into three units and a further building split into three storage areas. Additional facilities comprise a large four bay shed, a two storey barn, smaller storage shed, laundry and a home office. Potential buyers should note that a number of the outbuildings are currently let and as well as the wedding venue and Airbnb provide additional income with further development potential.

LAND

Extending to approximately 2.94 acres, comprising two large paddocks to both side and rear.

DEVELOPMENT OVERAGE

A historic development overage is in place should the grant of beneficial planning consent be obtained for a non-agricultural purpose at a rate of 50% of any uplift in value, based on the balance of 50 years commencing January 2016. Rostons understands there is permitted use of 100 square metres of 'Brick Building Byre' without clawback, plus the 'Courtyard Building' as ancillary accommodation without clawback. Both would be subject to planning permission. Rostons would advise clarification of the overage prior to exchange of contracts via a legal representative.



SERVICES

Mains electric and water, oil heating (via two boilers) and private drainage.

COUNCIL TAX

F

EPC

E

DIRECTIONS

Sat Nav - WA16 0HF

What3words - ///handbook.serve.dumplings

VIEWINGS

Please contact Rostons Village & Country Homes on 01829 773000. All viewings must be made in advance.

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.

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.

DISCLAIMER

Rostons Ltd for themselves and the vendors of the property, give notice that these particulars, do not constitute any part of an offer or contract, that all statements contained in these particulars as to the property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty what so ever in relation to this property. An intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars. The Agent has not tested any apparatus, equipment, fixture, fittings or services and cannot verify that they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor.



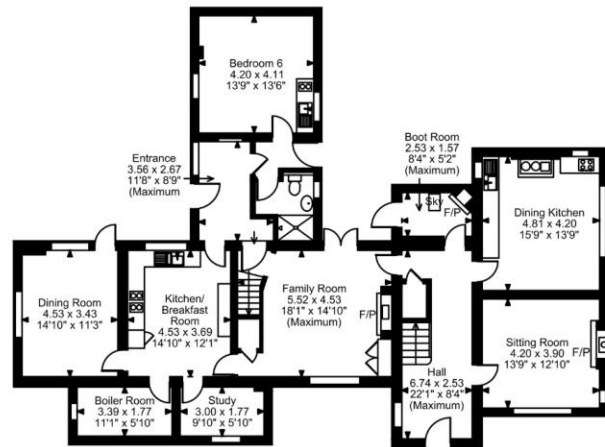
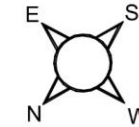
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Approximate Gross Internal Area

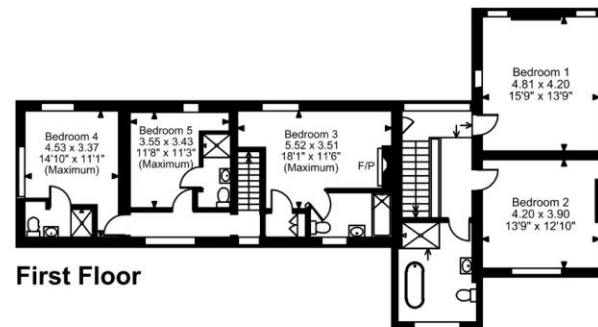
Main House = 3125 Sq Ft/290 Sq M

Outbuildings = 7193 Sq Ft/668 Sq M

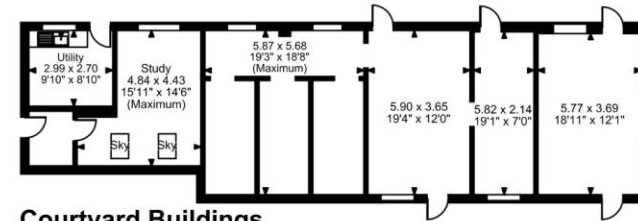
Total = 10318 Sq Ft/958 Sq M



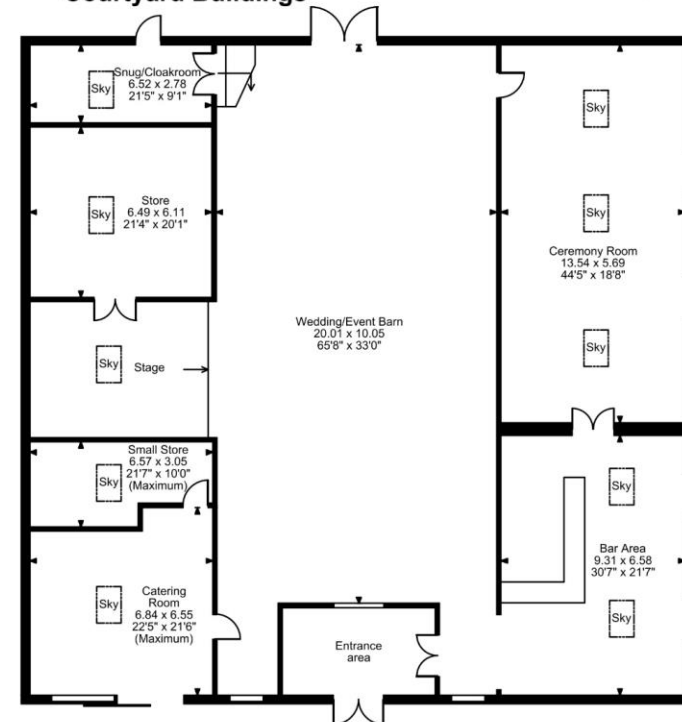
Ground Floor



First Floor



Courtyard Buildings



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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