



# Old Farm, Smallwood

A Truly Special Cheshire Country Home & Equestrian Facility

5 Bed, 4 Bath, Stables, 12 Acres

£1,750,000



country  
for

# *Welcome* To Old Farm

Old Farm is a Grade II listed country house in the hamlet of Smallwood, its oak beams seasoned by five centuries. And yet, this is no museum piece. Careful hands and considered design have allowed modern light and comfort to slip seamlessly into its fabric. It is, in essence, a home that honours its past while opening itself to the future.



*About*

# SMALLWOOD

M6 MOTORWAY

10 MINS

MANCHESTER AIRPORT

30 MINS

Smallwood is a place of modest scale but remarkable spirit. The school and village hall are the hub, with activities to dip into if you choose, from fitness to art. And for the little things that make country life special, like fresh eggs, you can just wander over to Di and John's honesty box across the lane. It's that kind of village.





# Location & Lifestyle



- Award-winning pubs, restaurants and leisure clubs, including a choice of golf courses just a short drive away.
- Within 10 minutes, you can be at Waitrose, or choose between independent shops and high street names in nearby towns.
- For equestrians, Somerford Park is down the road, with its cross-country course, indoor school & farm ride – they also host the Dressage National Premier League. Just 10 minutes away! Kelsall Hill and Reaseheath are both just a 45-minute drive.
- Take your pick of high calibre horse trainers and coaches on your doorstep.
- Saddleries and feed merchants are all on hand – providing essential retail therapy and the quiet infrastructure that makes equestrian life work.









# Things we've Loved about Living Here"



Pippa  
Homeowner

“Dave and I have had the most amazing years here at Old Farm with our family and horses. We nicknamed Smallwood “Horse Central” as there really is everything you need and a lovely horse community. Beautiful hacking from the doorstep too. It’s been our place for dreams coming true.”







# *Key* Features

## HISTORY

At its core stands a part-timbered house thought to date back to the 16th century — five hundred years of architecture, preserved, loved and lived in.

## METICULOUS CARE

Every beam, brick and roofline has been kept in order. Detailed records, including the survey commissioned when Pippa and David bought the house, speak of a culture of careful stewardship.

## PEACE & CONNECTION

Here you find the paradox of rural life resolved: quiet lanes, village community and market towns close by, yet the choice of 4 cities within an hour's drive.





# Equestrian Facilities



A brick path curves around the house to the stable yard, discreetly served by its own vehicular access from School Lane.

The yard is home to seven loose boxes, including a foaling box, each fitted with rubber matting, automatic drinkers and all the practical touches that make daily work efficient and safe.

Alongside stands a hay barn and a waterproof shower unit, designed with drains in place and ready to take a gas shower or solarium if required. Beyond lies the all-weather arena, lit with LEDs for riding long after dusk.



The land is divided into paddocks, all but one with automatic water troughs. Boundaries are marked with timber post-and-rail fencing and softened by established hedging, giving structure, security and a sense of permanence to the landscape.



# *Property* Highlights



- Spacious living areas with nooks for every mood; from chilling, to formal dining, to easy showering, just inside the back door for when you come off the yard, and a study set apart for quiet work.
- Above the garage, an annexe with the potential to become an entirely self-contained dwelling, ready to adapt as life requires.
- To the rear, a pretty courtyard is your secret suntrap, perfect for coffee in pyjamas, and a secluded spot for a romantic evening.









# KITCHEN

## DETAILS

- Top-of-the-line appliances, including a 4 oven aga with 2 hot plates, and a warming plate, as well as separate electric induction hob.
- Bespoke hand-painted cabinets with ample storage.
- Custom kidney shaped island perfect for preparing meals or socialising.

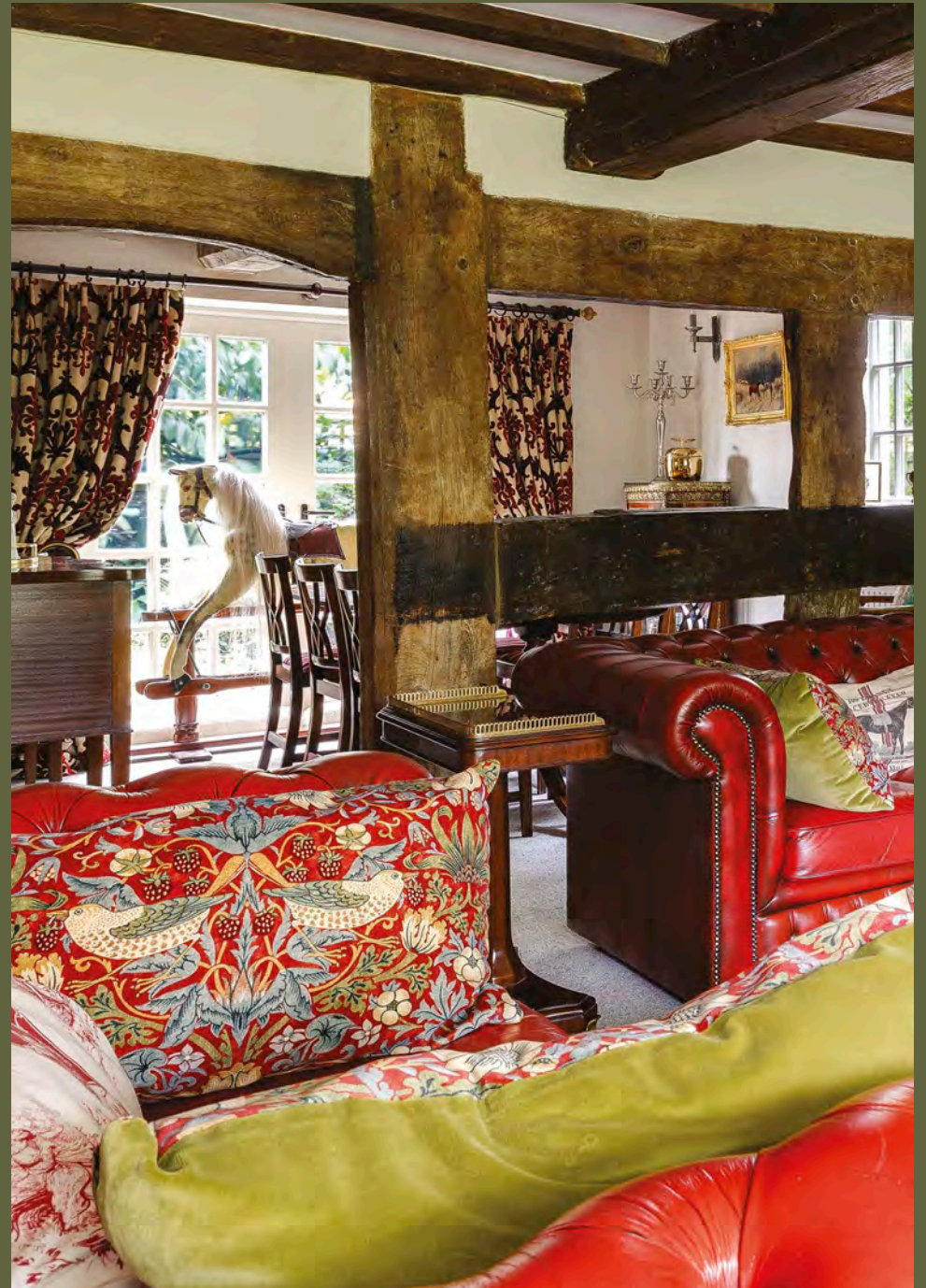




# LIVING ROOM

## DETAILS

- Open floor plan with ample seating area.
- Dual aspect allowing for abundant natural light.
- Recently installed log burner for cosy fireside evenings.
- Direct access to the private courtyard.







# MASTER BEDROOM

## DETAILS

- Generous space with plenty of natural light.
- Views over the landscaped gardens.
- Custom-designed built in wardrobes.
- A surprise historic feature!









# BATHROOMS

## DETAILS

- Bathing to enhance your daily routine.
- From candle lit sanctuary, to power shower, to kids bathtime fun.
- High end fixtures, including a heritage soaking tub.
- Handy guest en-suite.









# *Interested?* Unlock Your New Life

CALL JANE TODAY: 07763 315 968











+44 7763 315968



[www.houzhunter.com](http://www.houzhunter.com)



[jane@houzhunter.com](mailto:jane@houzhunter.com)