



Hall Farm, Cranage, CW4 8EU  
Guide Price £825,000

Whittaker Est. 1930  
& Biggs



# Hall Farm, Hall Farm Drive

Cranage, Holmes Chapel, Cheshire CW4 8EU

A rare and exciting opportunity to acquire an extensive former farmhouse set within substantial grounds extending to 0.74 acres, with additional land available, subject to separate negotiation.

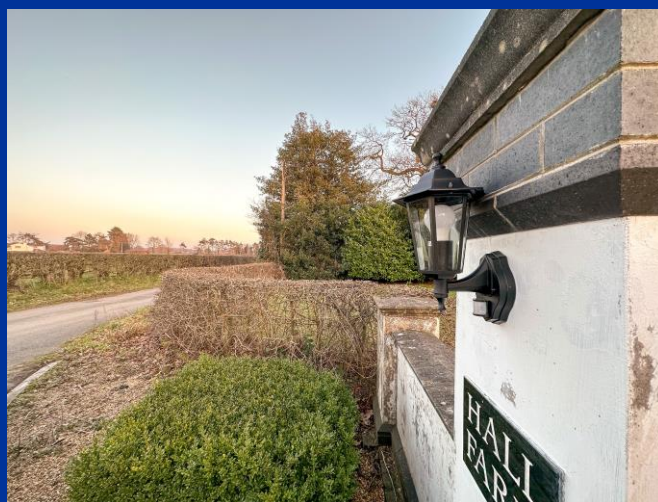
Offering excellent development opportunity with planning permission previously granted in 2016 for the demolition of the existing dwelling and for the replacement with an 8-bedroom, three storey executive home, complete with outbuildings, three garages and a swimming pool, which once developed would create a magnificent home.

There is also the option to renovate and reconfigure the existing dwelling, or for developers to maximise the site by applying for alternative planning permission for multiple dwellings.

The property currently comprises of four bedrooms, three reception rooms, plus an integral garage and additional office and storage space including three further rooms to the first floor.

With an impressive frontage and electric gated access, extensive driveway, and surrounding fields, it's easy to envisage the grandeur that could be created once the property has been refurbished or developed.

The property is located within the highly regarded village of Cranage, set along a quiet lane beside a prestigious August Blake development, surrounded by open fields and picturesque views.





Holmes Chapel is an attractive village overlooking the Dane Valley, a picturesque region that is popular with walkers and cyclists.

The area is also home to the world-famous Jodrell Bank Science Centre.

The village centre offers an assortment of independent shops and restaurants, playing fields, several highly regarded schools, and independent private schools all within the region.

Motorway access via junction 18 of the M6 and rail networks are less than 2 miles away. Both Goostrey and Holmes Chapel stations are on the main line to Manchester.

Affluent towns and villages of Knutsford, Chelford, Peover, Mobberley are also nearby and offer an excellent range of amenities.

An ideal opportunity for those looking to build an individual home within picturesque surroundings.

#### **Entrance Porch**

Having windows to rear and side aspect.

#### **Kitchen 10' 3" x 12' 9" (3.13m x 3.89m)**

Wall mounted cupboards and base units with fitted work surface incorporating a single drainer sink unit. Integral electric oven with separate ceramic hob with extractor over. Two windows to rear aspect. Radiator. Walk-in pantry store having fitting shelving, window to rear aspect.

#### **Dining/Family room 16' 1" x 26' 6" (4.89m x 8.07m)**

Exposed beams, oak floor, feature stone open fireplace, radiators, windows to side and rear aspect.

#### **Main Hall 15' 0" x 13' 9" (4.57m x 4.19m)**

External timber door, window to front aspect, radiator, front stairs off.

#### **Lounge 15' 1" x 14' 6" (4.59m x 4.42m)**

Having window to front aspect. Tiled fireplace and radiator.

#### **Inner Hallway**

Vestibule having external side entrance door to rear and door off to under stairs store/half cellar.

#### **Shower Room 15' 1" x 9' 0" (4.59m x 2.74m)**

Having a window to the front aspect, four-piece suite, comprising of enclosed shower cubicle, low-level WC, bidet, pedestal wash hand basin. Radiator.

#### **Boiler Room 11' 9" x 12' 1" (3.57m x 3.69m)**

Access from outside.

#### **Farm Store 7' 9" x 18' 10" (2.35m x 5.74m)**

Window to front aspect.

#### **Former Dairy/Workshop 10' 8" x 24' 5" (3.26m x 7.45m)**

Windows to rear aspect.

#### **Farm Utility/Store 16' 2" x 24' 9" (4.92m x 7.54m)**

Water tap, window to front aspect, radiator, back stairs to first floor landing.

#### **Garage 19' 4" x 11' 0" (5.90m x 3.36m)**

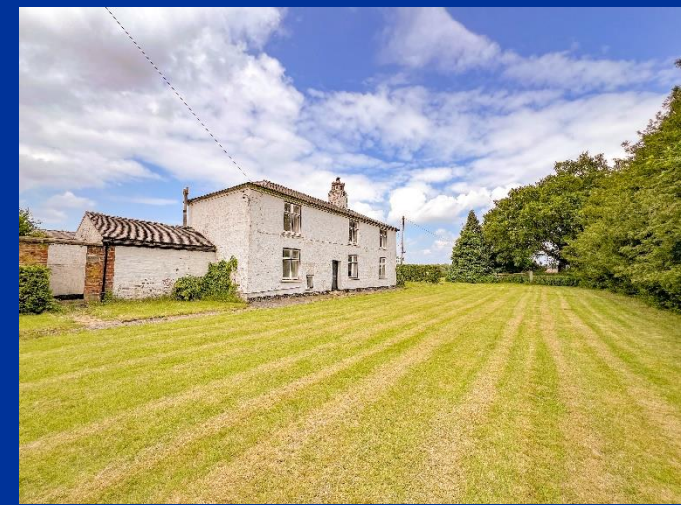
Having double timber doors to front, light and power, single door to rear aspect.

#### **First Floor Landing** off front stairs

Having window to rear aspect.

#### **Bedroom One 15' 3" x 9' 3" (4.64m x 2.83m)**

Having window to front aspect, radiator.





**Bedroom Two** 11' 3" x 13' 9" (3.44m x 4.19m)

Having window to front aspect, feature fireplace, radiator.

**Master Bedroom** 15' 3" x 14' 2" (4.65m x 4.31m)

Having window to front aspect, feature fireplace, radiator.

**Bedroom Four** 12' 2" x 14' 7" (3.71m x 4.45m)

Having window to side aspect, feature fireplace, radiator.

**Middle Landing**

Spacious landing having window to front aspect, radiator.

**Bathroom**

Comprising of a Wash hand basin, bath, built in airing cupboard, obscured window to rear aspect.

**WC**

Having a WC, window to rear aspect.

**Office/Landing/Store** 13' 11" x 25' 2" (4.23m x 7.67m)

Spacious landing area. Back stairs to ground floor. Window to front aspect.

**Store** 13' 11" x 11' 11" (4.24m x 3.64m)

Having window to rear aspect.

**Farm office** 14' 1" x 12' 5" (4.30m x 3.78m)

Having window to rear aspect.

Council Tax Band: F

EPC Rating: G

Tenure: Freehold

Planning: Full consent was obtained from Cheshire East Council in 2016 (ref: 16/3060C) to demolish the existing dwelling and construct a replacement dwelling, ancillary outbuilding, hard standing and landscaping. This consent expired in 2019.



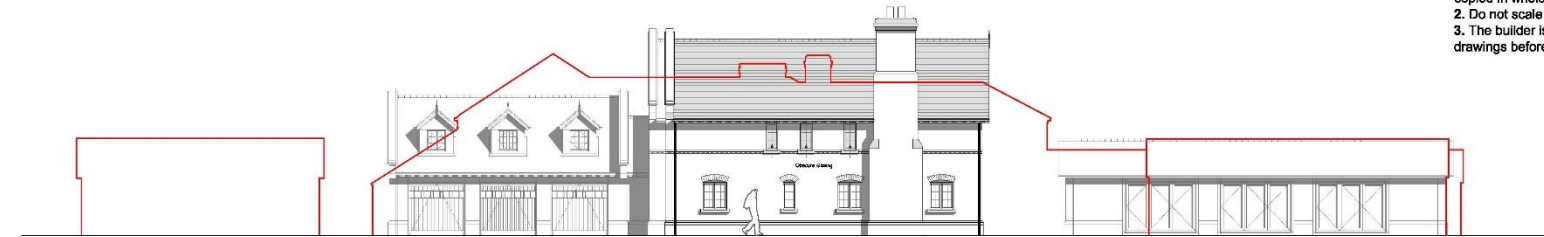






**Notes**

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3. The builder is to familiarise himself and fully understand the drawings before any work commences on site



Proposed West Facing Elevation Scale 1:100



Proposed East Facing Elevation Scale 1:100










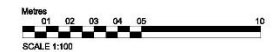
Proposed North Facing Elevation Scale 1:100



Proposed South Facing Elevation Scale 1:100

**Key**

-  Slate Roof
-  Brick
-  Lead Dormer Windows
-  Stone Sill and Surrounds
-  Timber Garage Door
-  Existing dwelling
-  Dwelling as Extensible under PD



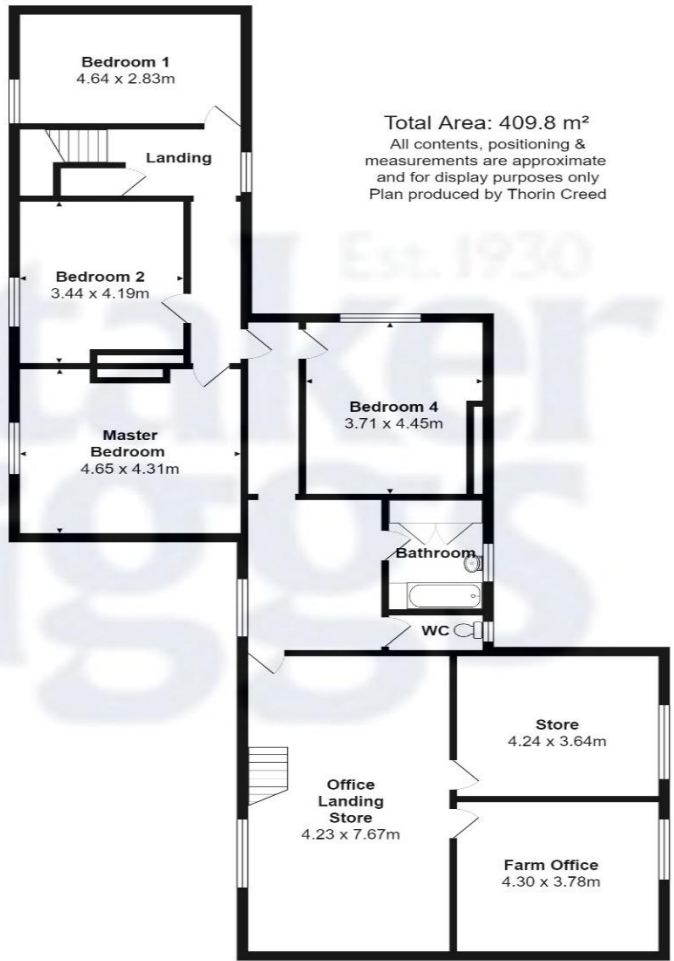
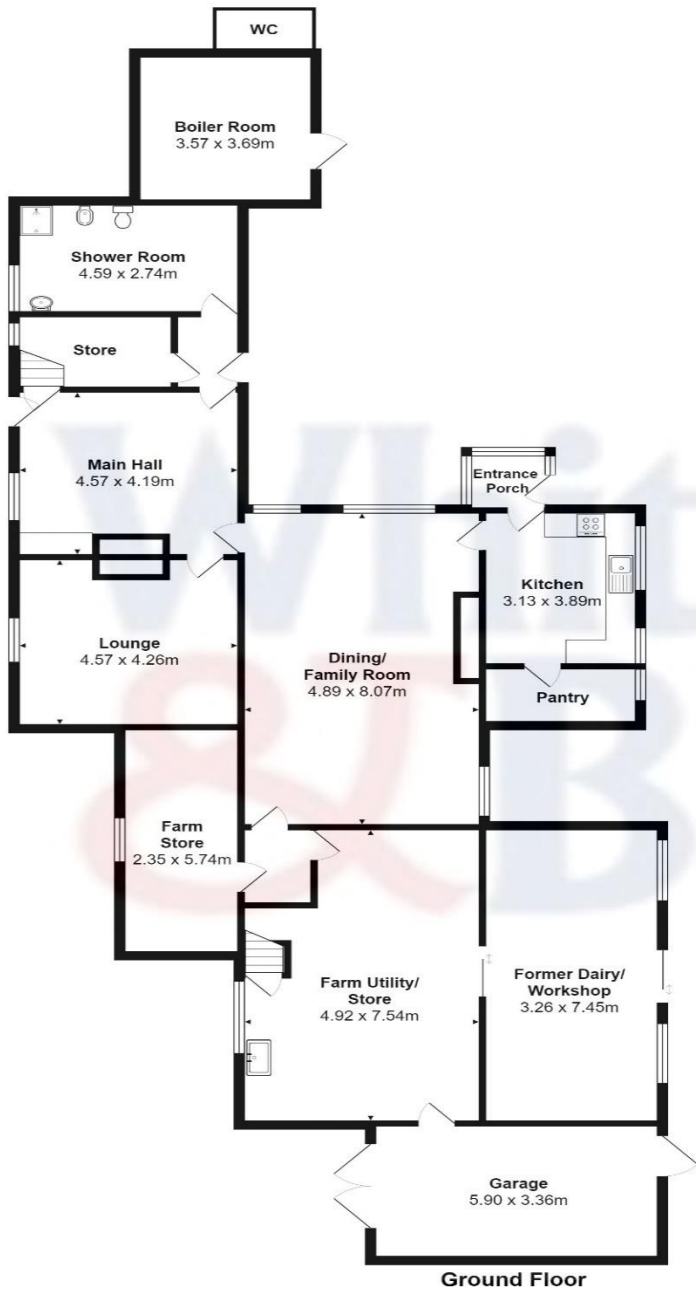
Rev	Date	Drawn	Checked	Description	Scale	Paper Size	Date
A	26.10.16	JB	-	Roof space removed from pool house	1:100	A1	26.10.16
				Client	Drawn	Checked	Stage
				NBO Farmers	JB	-	PLANNING
				Project	Job Number	Drawing No.	Revision
				Replacement Dwelling at Hall Farm, Cranage	1431	6	A
				Drawing Title			
				Elevations			
				AS PROPOSED			

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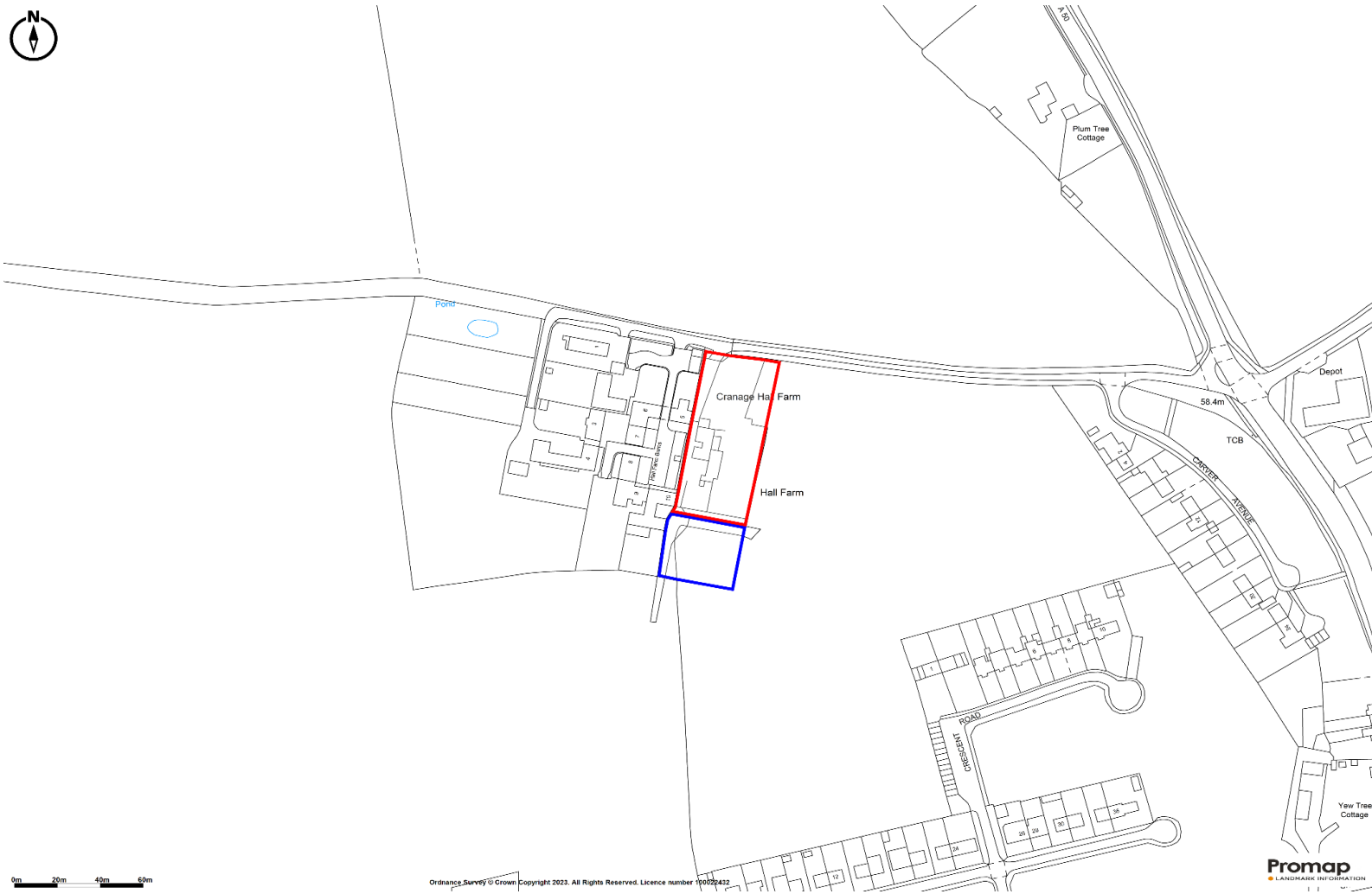
**Replacement Dwelling, Hall Farm, Cranage**



Total Area: 409.8 m<sup>2</sup>  
 All contents, positioning & measurements are approximate and for display purposes only  
 Plan produced by Thorin Creed

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WATERBURY



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