



Hillside Farm Heighley Lane, Betley, Crewe, CW3 9AB

Guide Price £1,500,000

**BAKER
WYNNE &
WILSON**

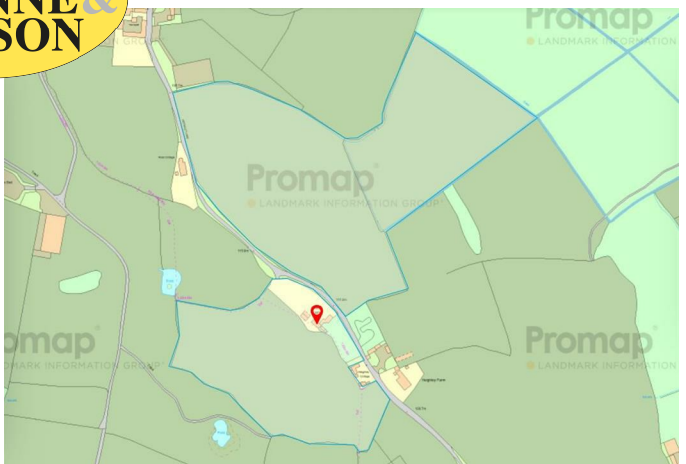
A MOST ATTRACTIVE TASTEFULLY RENOVATED DETACHED PERIOD FARMHOUSE WITH UP TO 29 ACRES OF LAND, OCCUPYING A FINE ELEVATED POSITION ENJOYING SPECTACULAR VIEWS OVER ITS OWN LAND TOWARDS MOW COP, 1.25 MILES FROM BETLEY VILLAGE.

SUMMARY

Entrance Porch, Entrance Hall, Cloakroom, Garden Room, Inner Hallway, Utility/Kitchen, Living Room, Kitchen/Family Room, Inner Hallway, Sitting Room, Two Staircases, Master Bedroom with Ensuite Dressing Room, Four Further Bedrooms, Two Bathrooms, Oil Central Heating, Double Glazed Windows, Excellent Two Bay Ancillary Building providing Garaging, Gym and Store, Original Brick and Tiled Building, Car Parking and Turning Area, Courtyard, Formal Gardens and Orchard. About 9 acres of pasture. Option to purchase an additional 20 acres of land, across the lane, to the North of the house.



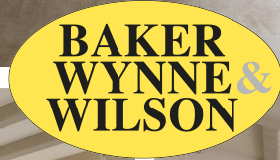
**BAKER
WYNNE &
WILSON**



DESCRIPTION

Hillside Farm comprises a mid 19th Century Farmhouse which originally formed part of a working farm and comes to the market for the first time in ninety years. It is approached through an electrically operated five bar gate over a sweeping shale drive to a large car parking and turning area. There is an excellent 9 acre field to the South and West of the homestead. To compliment the land there is a 1,000 square foot modern general purpose building and an original brick and tiled range. The land and buildings make this an ideal property for those with equestrian or stock keeping interests. As for the modern building, based on recent planning legislation, there maybe a case to make for change of use of this building for residential use under permitted development rights.

Internally the property has been modernised to high standard and offers extremely generous, well lit, and adaptable family accommodation which includes a two bedroom West Wing which was originally used as a self contained annexe.



LOCATION & AMENITIES

Hillside Farm is superbly situated in an idyllic, elevated, location 1.25 miles from Betley village. Heighley Lane melts seamlessly into Church Lane and Betley village. Heighley Castle is a ruined medieval castle between Betley and Madeley. The area is ideal for the equestrian enthusiasts with plenty of hacking along the country lanes. It occupies a peaceful, rural location, accessed off a quiet country lane and surrounded by open countryside. Betley is probably the most picturesque village in the South Cheshire/North Staffordshire area, with a number of fine 17th, 18th and 19th Century buildings, and a history going back prior to the Domesday book. There is a village shop/post office, primary school, church, public house and cricket ground.

APPROXIMATE DISTANCES

Newcastle Under Lyme 7 miles

Nantwich and Crewe 7.5 miles

M6 Motorway (junction 16) 6 miles

Manchester 40 miles.

DIRECTIONS

From Nantwich, take the A51 for Shavington, proceed through the village of Hough and at the roundabout turn right and continue for about 2 miles into Betley village. Turn left into Church Lane, proceed for 1 mile, turn right into Heighley Lane, proceed for 350 yards and the property is located on the right hand side.

ACCOMMODATION

With approximate measurements:

ENTRANCE PORCH

8'0" x 6'3"

Panelled walls to dado, inset matwell, quarry tiled floor, hanging fitting and cupboard, designer radiator.

ENTRANCE HALL

6'6" x 5'6"

Wood strip floor, picture light.

CLOAKROOM

White suite comprising low flush W/C and pedestal hand basin, Eurostar oil central heating boiler for the main house, radiator.

KITCHEN/FAMILY ROOM

23'4" x 16'6"

Ceramic one and a half bowl single drainer sink unit, cupboards under, excellent range of floor standing cupboard and drawer units with worktops, wall cupboards, Esse electric stove, open fireplace with tile hearth, timber mantle and wood burning stove, three double glazed windows, painted beamed ceiling, radiator.

INNER HALLWAY

Understairs store.

SITTING ROOM

22'10" x 13'0"

Open fireplace with tiled hearth, brick inset and wood burning stove, five double glazed windows, painted beamed ceiling, two picture lights, door to front porch, two radiators.



MAIN STAIRCASE FROM SITTING ROOM TO FIRST FLOOR LA

Access to loft, two picture lights.

MASTER BEDROOM

17'2" x 13'6"

Fitted triple wardrobe with sliding mirrored doors, two double wall lights, two double glazed windows, radiator.

ENSUITE DRESSING ROOM

9'3" x 6'4"

Two walls of fitted wardrobes with sliding mirrored doors, fitted dressing table.

BEDROOM

13'1" x 12'10"

Two double glazed windows, fitted wardrobe, dressing table and drawers, radiator.

BEDROOM

12'6" x 8'6"

Fitted double wardrobe with drawers/table, radiator.

BATHROOM

12'9" x 7'8"

White suite comprising free standing bath with stand alone mixer tap and hand held shower, vanity unit with inset hand basin and low flush W/C, tiled shower cubicle with rain head shower and hand held shower, fully tiled walls, tiled floor, designer radiator, chrome radiator/towel rail.

WEST WING

GARDEN ROOM

17'2" x 11'3"

Three double glazed picture windows and door to courtyard, door to rear, part vaulted ceiling, wood strip floor, two radiators.

INNER HALLWAY

7'2" x 5'2"

Built in cupboard, stone floor, radiator.

UTILITY ROOM/KITCHEN

10'6" x 9'6"

Single drainer sink unit, cupboards under, floor standing cupboard and drawer units with worktops, wall cupboards, integrated oven and four burner hob unit with extractor hood above, plumbing for dishwasher and washing machine, part tiled walls, inset ceiling lighting, stone floor, Eurostar oil fired boiler for the West Wing.

LIVING ROOM

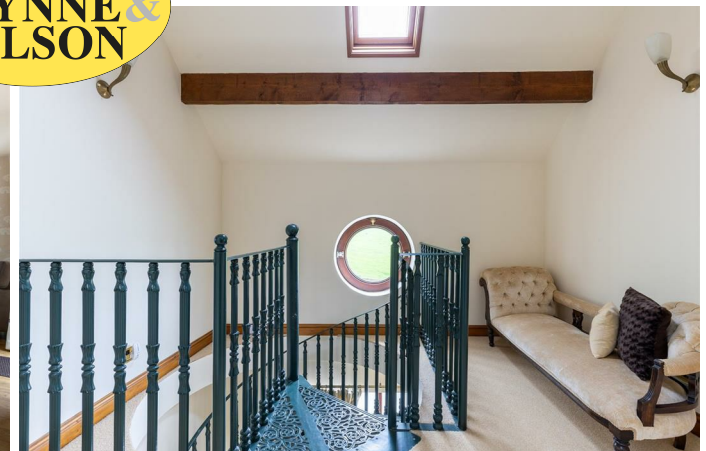
24'6" x 16'2"

Open fireplace with stone hearth, timber mantle and wood burning stove, three double glazed picture windows, two double glazed windows, double glazed door to front and double glazed French windows to rear, wood store, two period style radiators.

SPIRAL STAIRCASE TO FIRST FLOOR LANDING

11'2" x 9'8"

Vaulted ceiling, exposed beams, circular double glazed window and double glazed roof light, stone wall lights, radiator.



BEDROOM

16'5" x 12'6"

Vaulted beamed ceiling, two circular double glazed windows, two double glazed roof lights, three double wall lights, two radiators.

BEDROOM

16'5" x 9'5"

Double glazed circular window, double glazed window and two double glazed roof lights, vaulted beamed ceiling, four up lights, radiator.

BATHROOM

11'0" x 6'2"

White suite comprising free standing bath with ball and claw feet and mixer shower, pedestal hand basin and low flush W/C, tiled shower cubicle with Mira shower, inset ceiling lighting, two double glazed roof lights, 3/4 tiled walls, tiled floor, radiator.

OUTSIDE

Walled block paved courtyard with lighting and decorative water pump. Large red shale car parking and turning area. Block and timber constructed two bay open fronted building with corrugated roof comprising GARAGING 32'0" x 19'0" power and light, concrete base, SECURE GYM 15'6" x 9'9", and SECURE GARDEN MACHINERY STORE 15'6" x 9'9"

Brick and tiled roofed Range comprising original pan closet, store and piggery (loft over) measuring 17'10" x 7'6". Attached hen coop.

South facing cobbled and blue brick seating area. Large, South West facing, part walled flagged patio.

GARDENS

The gardens are extensively lawned with flower borders, orchard and stone features.

LAND

A field gate leads from the rear of the house to an excellent field of pasture. There is water to the land. It has hedgerow boundaries and mature hedgerow trees give further interest to the land.

OPTION LAND

Two paddocks of land extend to the North of Hillside Farm (see enclosed plan). There is a field gate off Heighley Lane. The land extends in all to about 20 acres. **GUIDE PRICE £200,000**

SERVICES

Mains water and electricity. Septic tank drainage.

N.B. Tests have not been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services. The information given should therefore be verified prior to a legal commitment to purchase.

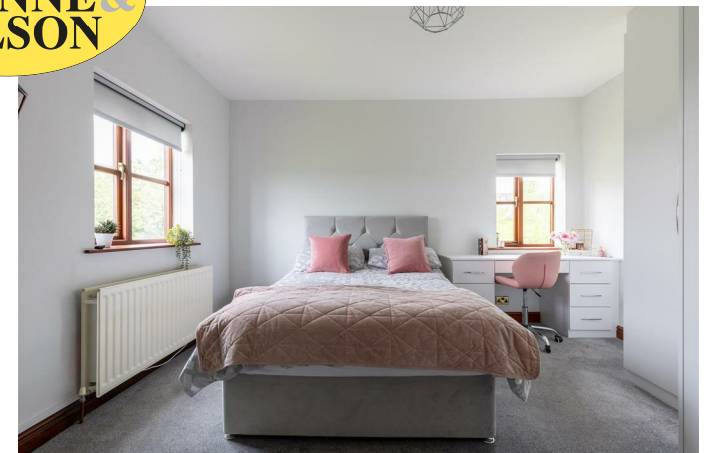
TENURE

Freehold.

VIEWINGS

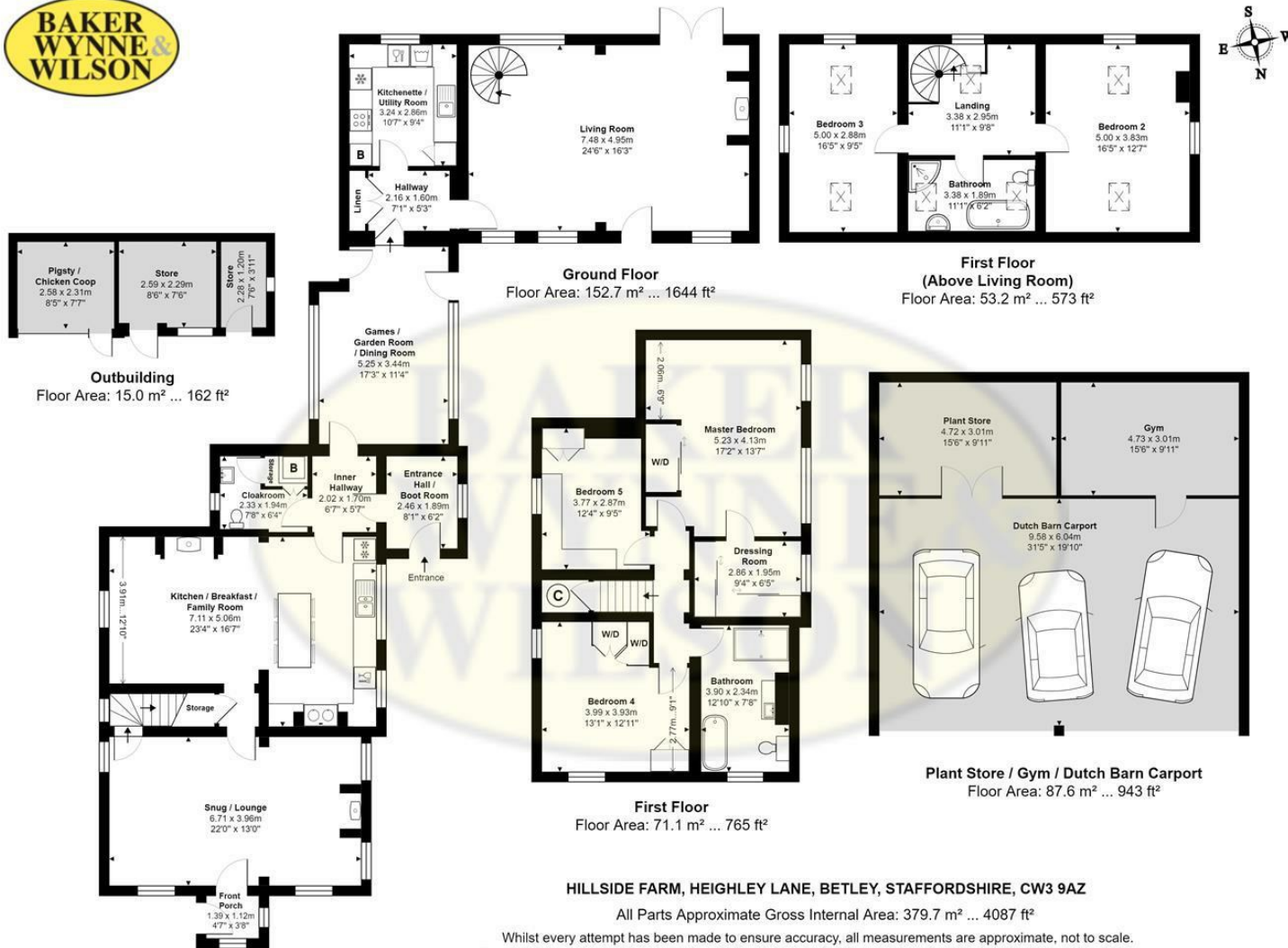
By appointment with Baker Wynne and Wilson

Tel: 01270 625214



**BAKER
WYNNE &
WILSON**





Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser. Floor plan produced by Leon Sancesse from Green House EPC Ltd 2024. Copyright.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	49	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property



38 Pepper Street, Nantwich, Cheshire, CW5 5AB
www.bakerwynneandwilson.com

Interested? Let's Talk 01270 625214
or info@bakerwynneandwilson.com

