



Little Hind Heath Farm, 46 Hind Heath Road, Sandbach, Cheshire, CW11
Guide Price £925,000

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WYNNE &
WILSON**

SUMMARY

Entrance Porch, Reception Hall, Living Room, Sitting Room, Kitchen/Dining/Family Room, Inner Hall, Utility Room, Cloakroom, Laundry, Cellar, Landing, Master Bedroom with Ensuite Bathroom, Four further Double Bedrooms, Bedroom Six/Study, Bathroom, Attached Tandem Double Garage, Gas central Heating, Double Glazed Windows, Gardens, Building Plot.

DESCRIPTION

Little Hind Heath Farm is an impressive period property which dates from circa 1850. Constructed of brick under a tiled roof the house is a fine example of Victorian architecture with a particularly attractive front facade. In addition to the lovely front elevation, the house has an abundance of character including a original Minton tile floor, stained glass windows, pitch pine staircase, double glazed sash windows, picture rails, ceiling cornices, dado rails, period pine internal doors and architrave skirting.

Internally the house offers extremely generous, tastefully modernised, family size accommodation. There is a real sense of warmth to the property and all the rooms not only offer excellent proportions but a light and pleasant feel.

PLANNING PERMISSION

Planning permission (application number 21/5060C) was granted by Cheshire East Council in April 2022 for a five bedroom detached house and double garage. Reduced plans are incorporated within these particulars of sale.

LOCATION AND AMENITIES

Little Hind Heath Farm is located on the edge of Sandbach. Sandbach has amenities including Waitrose, Aldi, a weekly market, a wide variety of shops and restaurants and all the services one would expect of a bustling market town. Sandbach has great transport links with junction 17 of the M6 motorway a mile away. For city centre shopping Manchester is approximately 40 minutes. Sandbach has its own railway station with direct services to Manchester and Liverpool. Crewe station is also easily reached at just 6 miles away (London Euston 90 minutes). Schools in the area have a sound reputation and include Sandbach School (1.2 miles) and Sandbach High School (1.7 miles). Wheelock Primary School is the closest Primary school.



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DIRECTIONS

CW11 3LY. From Wheelock turn left into Hind Heath Road, proceed for 300 yards and the property is located on the right hand side.

THE ACCOMMODATION

with approximate measurements comprises

ENTRANCE PORCH

RECEPTION HALL

26'4" x 6'6"

Minton tile floor, Dado rail, under stairs cloak store, entrance door with stained glass inset.

SITTING ROOM

18'0" x 14'2"

Open fire place with timber surround, tiled and cast inset and tiled hearth, double glazed sash box bay window to front and double glazed sash window to side, picture rail, two picture lights, ceiling cornices and rose, two radiators.

LIVING ROOM

16'7" x 15'0"

Timber fire surround, tiled and cast inset, tiled hearth, picture rail, ceiling cornices and rose, three double glazed sash windows, two wall lights, fitted cupboard, radiator.

KITCHEN/DINING/FAMILY ROOM

46'2" x 14'1" maximum 11'6" minimum

Excellent range of light oak furniture comprising floor standing cupboard and drawer units with granite worktops, wall cupboard, house keepers/larder cupboard, double Belfast sink in granite surround, island unit/breakfast bar, inset for range style cooker and American style fridge freezer, BOSCH integrated microwave, three double glazed sash windows, inset ceiling lighting, tiled floor with under floor heating, pantry cupboard.

DINING/FAMILY ROOM

Engineered oak floor, three double glazed windows, double glazed French windows, two radiators. Access to

CELLAR

14'8" x 10'10"

INNER HALLWAY

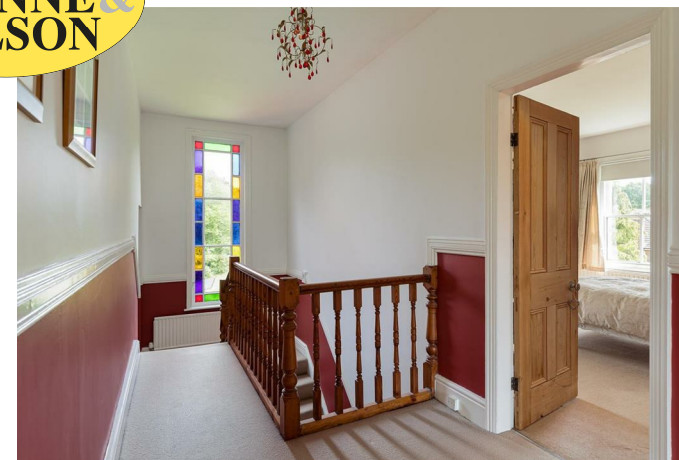
Tiled floor, door to garage.

UTILITY AREA

Belfast sink



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CLOAKROOM

Low flush WC and hand basin

LAUNDRY ROOM

9'2" x 5'8"

Plumbing for washing machine, space for a tumble dryer, Glowworm gas fired boiler, quarry tiled floor.

STAIRS FROM RECEPTION HALL TO FIRST FLOOR LANDING

20'8" x 6'4"

Stained glass window, dado rail, radiator.

MASTER BEDROOM

16'1" x 14'7"

Built in double wardrobe, three double glazed sash windows, picture rail, ceiling rose.

ENSUITE BATHROOM

14'6" x 5'6"

Suite comprising cast iron bath with mixer shower, vanity unit with inset hand basin, low flush WC, wood laminate floor, linen cupboard, half tiled walls, double glazed sash window, radiator.

BEDROOM 2

16'6" x 15'10"

Two double glazed sash windows, picture rail, two radiators.

BEDROOM 3

15'4" x 14'2"

Two double glazed sash windows, picture rail, radiator.

STUDY/BEDROOM 6

12'1" x 6'5"

One double glazed sash window, picture rail, radiator.

INNER LANDING

Under stairs store

BEDROOM 4

14'2" x 11'6"

Double glazed sash window, picture rail, radiators.

BATHROOM

10'10" x 8'2"

Suite comprising cast iron roll top bath, pedestal hand basin, low flush WC, tiled shower cubicle with Mira shower, shaver point, part tiled walls, double glazed sash window, radiator/towel rail.

STAIRS FROM INNER LANDING TO BEDROOM 5

11'9" x 11'2"

Double glazed sash window, access to roof space, radiator.

OUTSIDE

ATTACHED GARAGE 26'3" x 13'7" double tandem - two windows, door to garden, up and over door.

The house is approached over a tarmacadam drive leading to a car parking and turning area. Outside tap.

GARDENS

To the rear there is a large paved vintage, Indian Stone terrace with steps down to a sizable patio area. The gardens are extensively lawned with borders, conifers, hedge row and small paddock/animal enclosure where the current owner has previously kept Pygmy goats. The rear garden enjoys a lovely woodland backdrop.

COUCIL TAX BAND G

SERVICES

All mains services connected.

N.B. Tests have not been made of electrical, water, gas, 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 with vacant possession on completion

VIEWING

By appointment Baker Wynne & Wilson
01270 625214

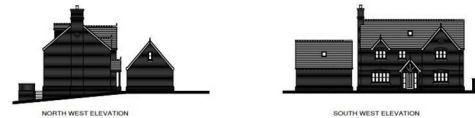
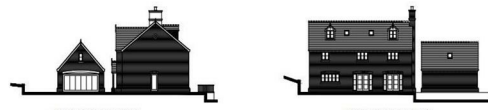




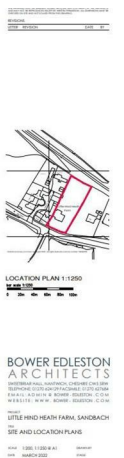
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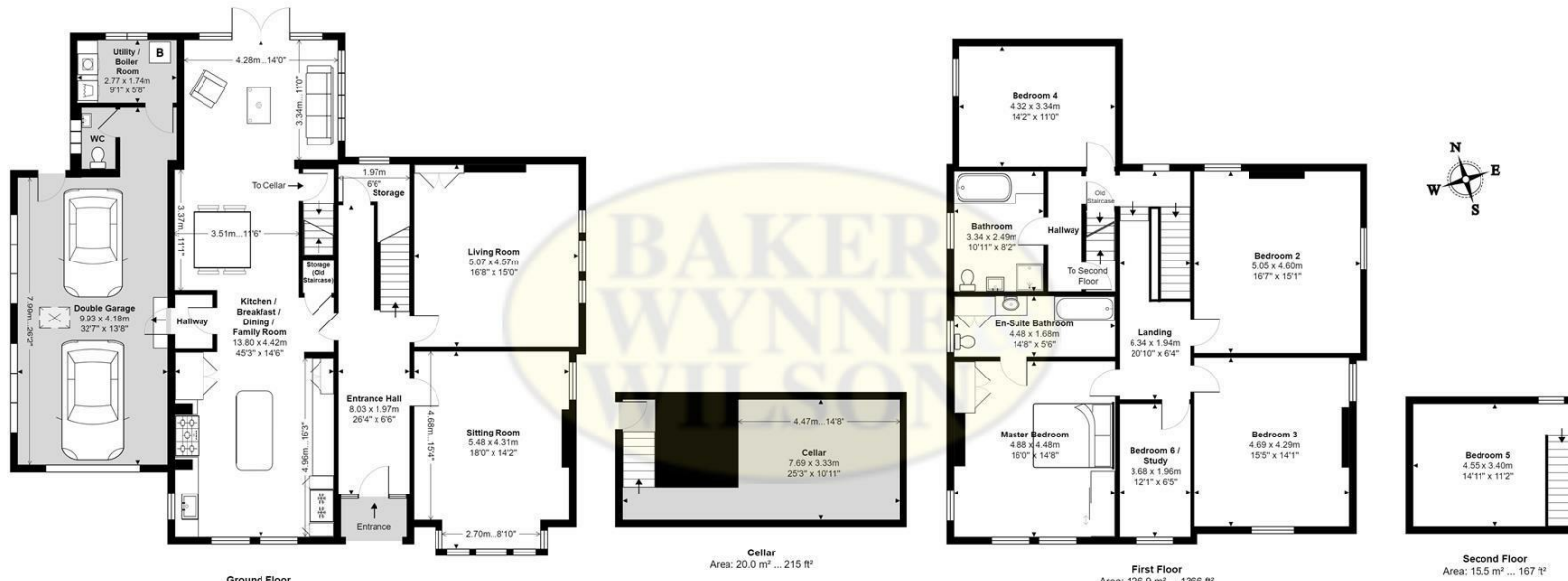


**BOWER EDLESTON
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LITTLE HIND HEATH FARM, 46 HIND HEATH ROAD, SANDBACH, CHESHIRE, CW11 3LY



Ground Floor
(Includes Double Garage, WC, Utility / Boiler Room)
Area: 173.1 m² ... 1863 ft²

Cellar
Area: 20.0 m² ... 215 ft²

First Floor
Area: 126.9 m² ... 1366 ft²

Second Floor
Area: 15.5 m² ... 167 ft²

Approximate Gross Internal Area: 335.4 m² ... 3610 ft² (Includes Double Garage, WC, Utility / Boiler Room, Cellar)
While 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 Green House EPC Ltd 2022.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		59	
(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