



THE
OLD
FARM

The Old Farm
Hilltop Drive



JORDAN FISHWICK
EXCLUSIVE

The Old Farm

Dating back to the early 17th Century this wonderful example of late Elizabethan/Jacobean farm is an opportunity not to be missed. Reputedly the oldest property in the area and once the primary landowner, Old Farm is now a resplendent example of how to incorporate modern stylish décor within a fine example of old-world charm and character. The date stone in the front gable displays the initials of the very first family and the date of 1689 hints to the reason for its current Grade II listing. Under a stone tiled roof, the original part of the farm has a variety of rooms including a large drawing room with a wonderful Mullioned Stone bay window and original beams. Other traditional features include, wood panelling, stone fireplaces, and latch key doors, all of which have been enhanced or expertly replicated. Six beds, five baths, 4 receptions plus annex and swimming pool.

The main house has five bedrooms and bathrooms, however there is also the benefit of a self-contained cottage adjoining the property. The incorporation of modern technology now provides for inclusion of audio and visual surround sound throughout most of the house. The master suite is the utmost in stylish relaxation with both the large bedroom area and lounge enjoying wonderful views over the rear gardens, added to which there is a bathroom that is one not to be missed. Custom built wardrobes run the full width of two walls and the other bedrooms also benefit from handmade units and furniture. Open fires can be enjoyed in all the principal reception rooms, however, due to the large sized, yet cosy atmosphere, the family kitchen appears to be the main hub and heart of the home.

Room Details

Reception Hall - 4.09 x 4.09 - Entered via a heavy oak door with stone Arch mullions and glazed window to panel. Spacious reception area with wood block herring bone flooring. Extensive wood panelling to walls. Windows to the side and front aspect. Two radiators. Step leading to further hallway with door to understairs and basement. Window through to the dining room. Radiator.

Cloakroom - 2.92 x 1.68 - Continuation of the Wood panelling and floor. Low-level WC. Wall mounted, under hung sink unit. two wall light points. concealed radiator. Window to side elevation.

Drawing Room - 9.75 x 4.36 - Beautiful entertaining room with large bay window having stone sills and surrounds incorporating leaded windows. Built in window seat with concealed radiator. Further built furniture includes an extensive range of bookcases with glass display cabinets and shelves with provision for television and audio. Two radiators. Wealth of beams to the ceiling along with inset lights and speakers. Further multi panelled windows overlooking the side garden. Stone 'Minster style' fireplace with stone hearth housing an open grate.

Dining Room - 6.5 x 5.7 - Large multi panelled window with fabulous views over the formal rear gardens. Magnificent feature fireplace the large stone mantle and surround incorporating a stone hearth and herringbone brick pattern back. Wood block herringbone floor. Two radiators. Ceiling with original beams, speakers, and inset lights. Custom designed and built bookcase with fitted smoked glass mirror, shelves and recess for sofa, all complimented by inset downlighting. Two wall light points. Step down to lobby area which leads into the reception hall, with meter cupboard and fitted box seat and window to side.

Family Room - 4.7 x 3.8 - A versatile room equally feasible as a playroom for those with young children but also benefits from fitted furniture including desk, cupboards and shelving. Recess for television. Radiator. Three multi-panelled windows to the front elevation. Inset ceiling lights. Television and telephone points.

"Live-In" Kitchen - 5.4 x 7.6 - Great family space, with large patio doors opening out onto the terrace. The custom-built kitchen incorporates an attractive range of wall and base units with an abundance of granite working surfaces over, including a large island unit which has a large "Butchers Block" and has further storage cupboards below. There is a further dresser unit with glass display cabinets and a wall mounted plate rack. Built in larder cupboard with larder fridge to the side and further recess for an American style fridge and freezer. Integrated appliances include five door gas AGA with griddle plates and four ring gas hobs with large extractor hood over. Microwave and dishwasher. Villeroy and Boch under hung sink unit with mixer taps. Exposed ceiling beam. Inset ceiling lights and speakers. Two windows overlooking the swimming pool and gardens. Ceramic floor tiles and complimentary splash back tiling. Ample space for sofas and dining table. Door to.

Rear Hall - Secondary entrance door into the hall. Limestone flooring. Large range of fitted cupboards providing ample storage for cloaks and boots etc. Door to Cloakroom with Low-level WC and wash hand basin. With tiled floors and splash back tiling.

Utility - 6.62 x 3.01 - Hallway from the kitchen with door to integral garage and further store cupboard. Large utility room, planned and designed as a secondary kitchen which ultimately creates this whole area into a self-contained cottage. Comprehensively fitted with a good range of wall and base units incorporating integrated appliances including, dishwasher, fridge, electric oven with four ring gas oven and extractor hood over. Multi-panelled window and door into the pool area. Tiled floor and decorative tiling to walls. Radiator. Open spindle staircase to the landing area.

Guest Accommodation - Landing area with attractive range of built in furniture including cupboards, drawers, and bookshelves. Large sky light. Wall light point. Inset ceiling lights. Radiator. Exposed beams.

Studio Apartment - 5.4 x 5.4 - Open plan design incorporating both living and sleeping areas. Multi-panelled window to the front elevation. Exposed ceiling beams. Two radiators. Door to walk in store cupboard.

First Floor - Turning stairs with wood panelling. Multi-panelled window to the front at the half landing. Main landing with two radiators.

Master Suite - 6.2 x 4.02 - Wonderful luxury of space, with large lounging, dressing and bedroom areas, along with a very spacious ensuite bathroom. The bedroom has the benefit of the large bay window and fitted seats overlooking the beautiful gardens to the rear along with a further window to the side. Exposed ceiling beams and inset ceiling lights. Radiator. Open through to:

Lounge And Dressing Room - 5.04 x 4.3 - Open plan design incorporating the lazing area with facility for wall mounted plasma and the abundance of custom fitted wardrobes which span the full width of two walls. Further concealed cupboard to chimney breast. Windows overlooking the rear. Inset ceiling lights and speakers. Two radiators.

En Suite - 3.4 x 3.7 - Stylish, luxury with large "egg" shape bath with overhanging mixer taps. Inset Aquavision television. Rectangular twin vanity wash hand basin with wall mounted mixer taps over. Two floor to ceiling frosted glass screens concealing the low-level WC and the large walk-in shower which enjoys and large 'monsoon' shower head with separate handheld attachment. Two vertical towel rails. Limestone tiling to walls and floor. Inset ceiling lights. Extractor fan.

Bedroom Two - 3.25 x 3.25 - Multi-panelled window overlooking the rear. Full range of custom-built robes with mirrored detail providing a variety of hanging and storage. Further built in cupboard and shelf unit. Radiator.

Bathroom - 2.8 x 3.0 - Another luxurious bathroom comprising of; Villery and Boch jacuzzi style bath, wall mounted wash hand basin with glass shelf beneath. Enclosed shower cubicle with decorative tiling, having a rain head shower unit and further hand held attachment. Stainless steel towel radiator. Multi-panelled window to the side aspect. Wooden flooring.

Second Floor - Turning stairs with open spindle balustrade and multi panelled window at the half landing. Door into further landing with two roof light points and radiator.

Bathroom - 3.5 x 3.5 - Great sized bathroom with stunning suite incorporating Villeroy and Boch 'jacuzzi' style bath with mixer taps and handheld shower attachment, enclosed in a custom-built wooden frame with mirrored surround. Corian sink unit with cupboards beneath and mixer taps, glass display cabinets and inset downlights. Large shower cubicle with rain head and shower attachment. Low-level WC. Towel radiator. Multi-panelled window to the front aspect.

Bedroom Three - 5 x 4.67 - Bright and airy bedroom with dual aspect to both side and rear. Exposed, original ceiling beams. Radiator. Fitted bookcase and inset ceiling lights.

Bedroom Four - 5.11 x 3.8 - Another great sized room with the benefit of ensuite facilities. Multi-paned window to rear and further high level window to the front. Exposed ceiling beam. Built in wardrobes with mirrored inserts and further fitted drawer unit. Radiator. Door to Ensuite

En Suite - 4.6 x 1.4 - Shower cubicle with attractive mosaic wall tiling. Large shower head and separate attachment. Wall mounted wash hand basin. Low-level WC with concealed pipework. Stainless steel towel radiator. Tiling to walls and floor. Fitted mirrored cupboard and shelves.

Bedroom Five - 3.9 x 3.9 - Double bedroom with fitted furniture including desk and drawer unit with matching wardrobes, providing a variety of hanging and storage. Original cast iron fireplace. Multi-panelled window with roof top views. Loft access.

Bathroom - 2.8 x 3.1 - Duravit suite comprising of large panel bath with mixer taps. Rectangular sink unit. Double shower cubicle with separate handheld attachments. Tiled floor and attractive wall tiles. Towel radiator. Multi-panelled window to side.

Externally - Old Farm is approached through remote controlled gates across and large driveway with a beautiful backdrop of large, manicured lawns. All the way around the perimeter there is extensive screening with an abundance of attractive mature evergreens. At the rear the gardens are split into three distinctive areas, incorporating a large lawn and play area, formal landscaped (Capability Brown style) gardens adjacent to the house and the enclosed pool area with large, heated Swimming Pool.

Swimming Pool - Open air, heated pool. With poolside changing room including shower and toilet facilities. Further storeroom with the Pool mechanics and maintenance.

Integral Double Garage - 6 x 5.39 - Remote up and over doors. Power and light. Door to inner hall and Guest suite.

Old Farm has an added treat of a heated outdoor swimming pool with changing rooms and showers. The private landscape grounds and gardens extend to an acre and provide an ideal backdrop to this stunning historic home as well as offering a great place to do some alfresco entertaining.



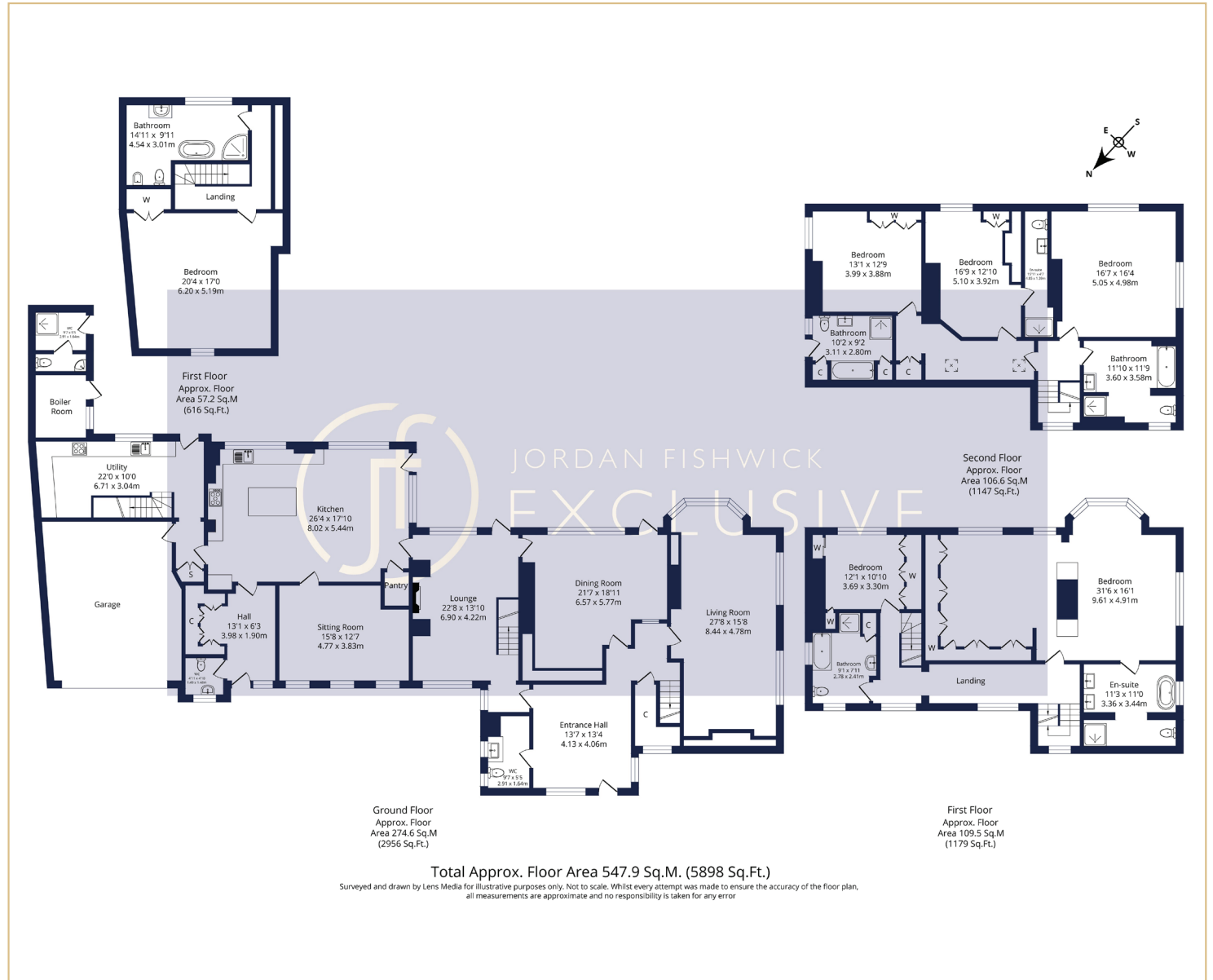




Key Features

- Grade II Listed Family Home
- 0.86 Acres
- Six Bedrooms, Five Bathrooms
- Council Tax: H
- Heated Outdoor Swimming Pool
- Original Period Features

Watch our exclusive YouTube video by scanning the QR code below!





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