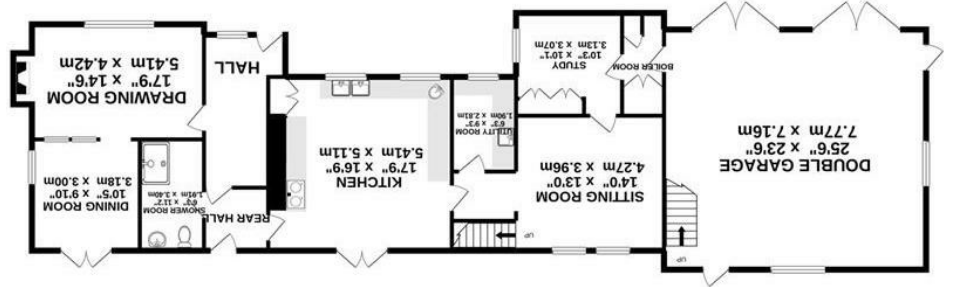


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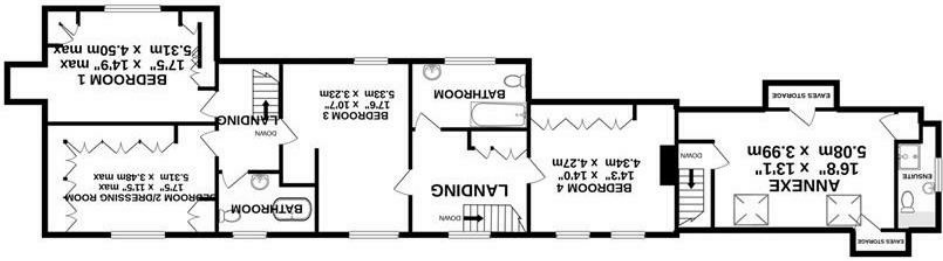
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TOTAL FLOOR AREA : 3112sq.ft. (289.6 sq.m.) approx.



GROUND FLOOR



1ST FLOOR



OFFERS IN EXCESS OF £1,500,000



OLD FARM
 OVERTON GREEN
 SMALLWOOD
 SANDBACH
 CW11 2UP



COUNCIL TAX BAND: G



A beautiful Grade II listed Country House and equestrian property, situated in grounds extending to around 12 acres in all, comprising meticulously maintained paddocks and attractive formal gardens, in a charming rural location between Sandbach & Holmes Chapel.

Description

Old Farm, is a most attractive part timbered period house, part of which is believed to originally date back as early as the 16th century.

The house has undergone a number of schemes of extension and improvement over the years, and now offers substantial accommodation extending to around 3200 sq ft in all, refurbished to an excellent standard, whilst retaining a number of the original features, including a wealth of exquisite exposed beams and structural timbers.

Outside

Externally the property is accessed via double five bar gates leading on to a wide expanse of tarmac driveway providing excellent parking in addition to the large integral twin garage, and separate brick built double detached garage.

The majority of the formal gardens are located to the front of the house, which have been beautifully landscaped, and are enclosed to the boundaries by a wealth of tall mature shrubs and a number of trees creating all year round natural screening from the lane.

To the rear of the house is a very pretty South Westerly facing courtyard, laid with Staffordshire blue bricks, and york stone paving, enclosed by tall fencing and mature planting, providing a sunny every day outside space, conveniently accessed via double French doors from both the Kitchen and the Dining Room.

A brick path leads around to the side of the house to the Stable Yard, which benefits from its own separate vehicular access onto School Lane.

Equestrian Facilities

Equestrian Facilities include a Stable Block comprising four loose boxes, one being a foaling box, all with CCTV cameras, rubber matting and automatic drinkers. There are two interconnecting talk grills which link three of the stables, with all four loose boxes having rear top door openings and fixed glazed skylights.

There is power light & water to the top yard and water to the bottom one. There are also two muck heaps made from railway sleepers. one on both the top and bottom yards.

A stone track leads down past the sand and rubber based manege, to the bottom yard and the gateways to all eleven paddocks which have hardcore based entrances to prevent cutting up during the winter months. All bar one of the paddocks have automatic water troughs, and there are several water taps installed around the land. The majority fencing is timber post & rail with established hedging.

Accommodation

The accommodation is laid out over two floors, and presented in excellent condition, offering generous and well balanced rooms, maintaining a wealth of beautiful original features.

On the ground floor level, a magnificent reception hallway provides access to both the dining kitchen, and a splendid double reception room partially divided by the structural wall timbers, comprising of a lovely drawing room with a large exposed brick inglenook fireplace, and an adjoining dining room with French doors leading out onto a very pretty rear courtyard.

The kitchen has been fitted with an attractive range of bespoke, handmade and hand-painted cabinets, incorporating a charming kidney shaped island and six seat dining table. There is a four oven aga range cooker with two hot plates, and a warming plate, as well as a separate electric induction hob, a built-in microwave oven with convection oven and grill, and an integrated dishwasher.

Connected to the Kitchen is a second sitting room, with access into a utility room and a second staircase leading to the first floor level. Adjoining the sitting room there is a study with extensive built-in storage and open shelving, with an integral door into a boiler room/ cloakroom, which in turn leads to the large twin garage.

Above the garage is a large guest bedroom annexe with an en-suite shower room.

On the first floor level there are four bedrooms in all, one of which is accessed via a landing at the top of the second staircase, where there is also an adjoining doorway leading into the third bedroom.

The master bedroom is located to the front of the house, enjoying splendid views over the formal gardens and is fitted with an extensive range of built-in wardrobes, as has bedroom number two, which is located off the main landing to the rear of the house. There is a charming period style bathroom serving the two bedrooms off the main landing area and a second bathroom situated off the second landing serving two further bedrooms.

Location

Smallwood, a desirable countryside location. The lifestyle on offer here is certainly that of a quiet country retreat, however, the local towns of Congleton & Sandbach are within easy reach by car, as is the popular village of Holmes Chapel, and the M6 motorway network is less than a 10 minute drive. Also the nearby newly opened Congleton bypass allows easy access to Macclesfield and Manchester. Manchester airport is accessed within 30 minutes, and there are great schools in both the private and state sector which are within easy reach, plus a wide range of leisure activities including a number of golf courses, and fantastic equestrian facilities, including the highly regarded Somerford Park.