



**GASCOIGNE
HALMAN**

2 SCHOOL FARM COURT, WALNUT TREE LANE,
BRADWALL

THE AREAS LEADING ESTATE AGENT

| £495,000

A Grade II listed property in a semi-rural location with views over fields to the front, large garden, rear courtyard and four double bedrooms.

This attractive Grade II listed property originally formed part of the Bradwall Reform School, offers spacious accommodation along with retaining many of its features including exposed beams to the majority of the rooms.

With just four properties making up School Farm Court, this particular property is at the end of the private driveway which enjoys views over Cheshire Farmland.

Approached via a gravel driveway, the living accommodation is all accessed off the large hallway with its oak flooring. The living room to the front with an open fire, while the second reception room overlooks the rear private courtyard garden - making an ideal dining room, home office or play room.

Also off the hallway is a very useful downstairs WC. The kitchen diner is fitted with a range of solid units along with tiled flooring and space for appliances, a utility room also offers space for a washing machine and further storage. An external door from the kitchen leads into the rear courtyard.

To the first floor there are four large double bedrooms all with exposed ceiling beams, along with two bathrooms, one being en-suite to the master bedroom, while the bathroom is fitted with a four piece suite.

At the back of the property there is a large courtyard which each of the residents enjoy views over, while this particular property is the only one to have its own private gated courtyard at the rear, with a block paved patio, lawn and wall boundary.

The front has parking, access to the garage along with an enclosed large garden overlooking farmland to the front.

A freehold property in a stunning location offering all the charm and character you expect from a Grade II listed property.

DIRECTIONS

CW11 1RH - Walnut Tree Lane, Bradwall

LOCATION

Bradwall is a small hamlet in lovely rural surroundings yet by no means isolated and within easy reach of the nearby towns of Holmes Chapel, Knutsford and Sandbach. Most shopping requirements are met in these foregoing towns along with excellent educational facilities in both the state and private sector. There are good rail links in the nearby town of Holmes Chapel which is on the main line to Crewe interchange with networks to London Euston. The M6 is accessed at Junction 18 which provides a gateway to the North West motorway network. Manchester International Airport is also close by. For the sports person there are leisure centres in the surrounding towns and notable golf courses nearby.

TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East, council tax band F

VIEWING

Viewing strictly by appointment through the Agents.

ENERGY PERFORMANCE RATING

N/A Grade II listed

HOLMES CHAPEL OFFICE

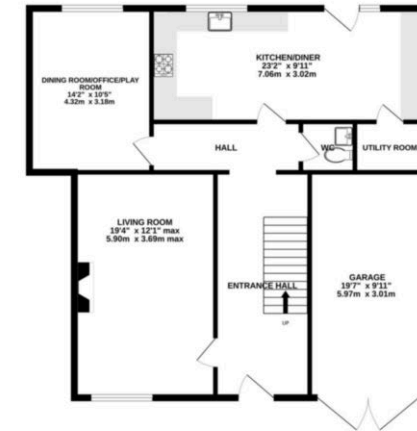
01477 417000

holmeschapel@gascoignehalman.co.uk

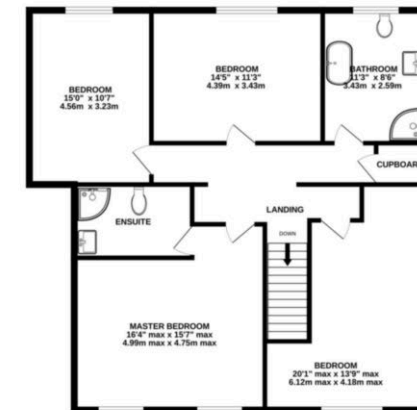
14 The Square, Holmes Chapel, CW4 7AB

**GASCOIGNE
HALMAN**

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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