



**GASCOIGNE
HALMAN**

3 SCHOOL FARM COURT, WALNUT TREE LANE,
BRADWALL

THE AREAS LEADING ESTATE AGENT



3 SCHOOL FARM COURT, WALNUT TREE LANE, BRADWALL

£580,000

A beautifully presented spacious family home, with stunning views over Cheshire Farmland. Located down a private track to reveal just four properties which form part of the former Bradwall Reform School.

School Farm Court and School Cottages is a small secluded Grade II listed development converted from the previous Bradwall Reform School. School Farm Court itself is made up of just four properties accessed via a private driveway off Walnut Tree Lane.

This particular property is absolutely stunning throughout, having been well maintained and cared for by the current owners both internally and externally. The internal colour pallet is in-keeping with the character of this home, while the exterior overlooks farmland.

This enclosed private plot has two access points into the house itself, starting from the modern kitchen diner with space for a large table, integrated appliances and granite worksurfaces, the kitchen diner leads into the central hallway off which is a large downstairs wc, two reception rooms - one offers a variety of uses as a formal dining room or sitting room while the living room has a central fireplace and opens to the study, which would also make an ideal play room.

A turning staircase to the first floor provides access to all five generous bedrooms. The landing area has the benefit of the exposed ceiling beams, as does the master bedroom, which also has a fabulous walk in wardrobe and a four piece en-suite shower room.

The remaining bedrooms are serviced by the family bathroom which is also fitted with a four piece white suite.





The private driveway leads to the front entrance of this wonderful home where there is parking along with a single garage, a five bar timber gate opens to the garden area which has an abundance of mature shrubs to offer an array of colour throughout the year. A timber summer house could also be used as storage or a crafts room/studio if desired.

A freehold Grade II listed home which has the most enviable semi-rural setting yet with Sandbach and Holmes Chapel within very easy reach

DIRECTIONS

CW11 1RH - School Farm Court, 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

ENERGY PERFORMANCE RATING

Grade II Listed

LOCAL AUTHORITY

Cheshire East Council Tax Band F

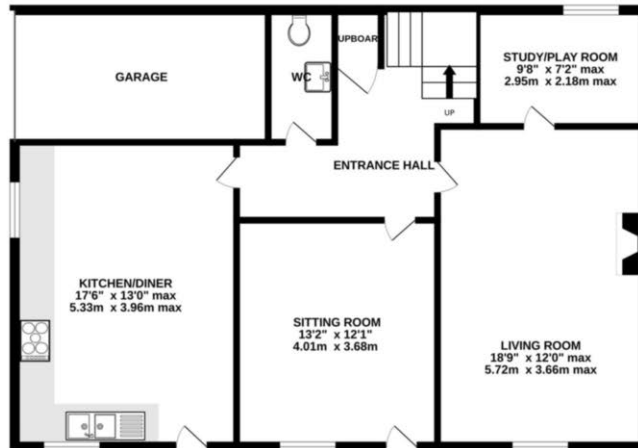
SERVICES (NOT TESTED)

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

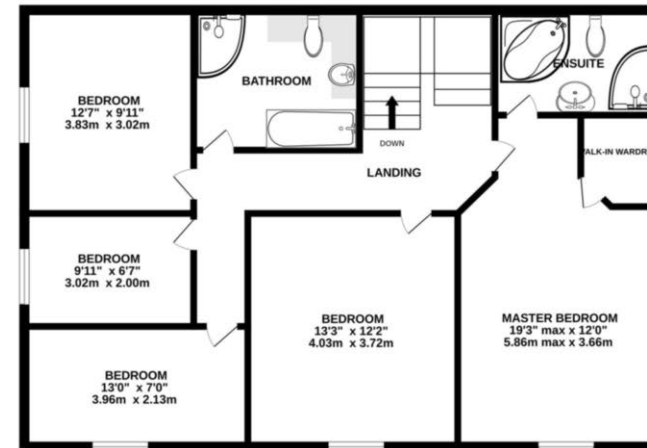
VIEWING

Viewing strictly by appointment through the Agents.

GROUND FLOOR
923 sq.ft. (85.7 sq.m.) approx.



1ST FLOOR
940 sq.ft. (87.3 sq.m.) approx.



TOTAL FLOOR AREA : 1863 sq.ft. (173.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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