

# Bell Farm

North Rode



Andrew J Nowell  
& Company



## Bell Farm, Shellow Lane, North Rode, CW12 2NY

An impressive, detached family residence situated in this idyllic rural location on the border of Gawsworth and North Rode. With Equestrian facilities and grounds extending to approx. 3.5 acres.

- Idyllic Location
- Open Plan Living
- Stables and Menage
- Six Double Bedrooms

Bell Farm has been carefully and tastefully renovated and remodelled by the current owners and offers spacious and versatile accommodation throughout.

A feature of particular note is the stunning open living dining kitchen. The kitchen has contemporary white high gloss units with a large central island and breakfast bar, grey quartz worksurfaces and integrated appliances including wine fridge, warming drawer and boiling water tap and coffee machine. The flooring is large porcelain tiles which continue through to the living area with sliding doors opening out onto the patio.

In addition, on the ground floor is the entrance hall, living room, dining room, games room, gym, utility room and downstairs WC. The ground floor has solid wood flooring throughout the principal areas.

To the first floor is the principal bedroom suite with large dressing room with built in wardrobes and dressing table and the en-suite bathroom with bath and walk in shower.







There are five further double bedrooms across the first and second floors along with three bathrooms (1 ensuite). All of the bathrooms have bespoke tiling and contemporary sanitary ware.

Externally the property is approached through a set of electric gates, there is a sweeping gravel driveway which provides ample off road parking. The formal gardens wrap around the side and rear of the property and consist of a large stone flagged patio, lawned area and mature hedges and borders. The house overlooks the remainder of the grounds which extend to approx.. 3.5 acres are made up of paddock land.

There are equestrian facilities including a detached stable block which is made up of 4 stables and a tack room along with an all-weather menage.

The property is located in the charming village of North Rode with historic church and wonderful local walks with views across the rolling Cheshire countryside. The historic Bosley Locks and Macclesfield canal are within easy reach as is the comprehensive centres of Macclesfield, Congleton, Alderley Edge and Wilmslow. These centres offer an excellent range of shopping, educational and recreational facilities with a wealth of quality restaurants. The motorway network system, Manchester International Airport, local and intercity rail links are within easy reach.

Postcode – CW12 2NY

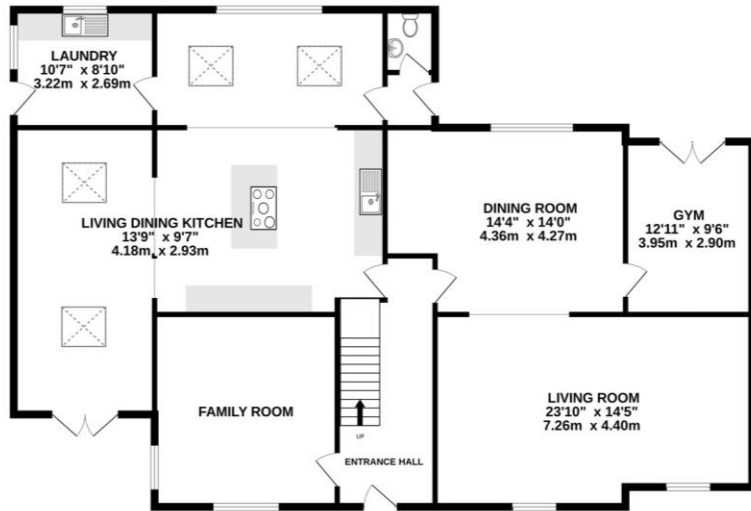
What 3 Words - [///extra.outlooks.reply](http://extra.outlooks.reply)

Council Tax Band – F

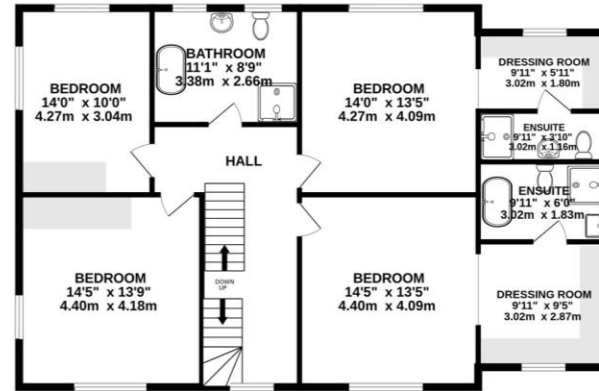
EPC Rating – F

Tenure – Freehold

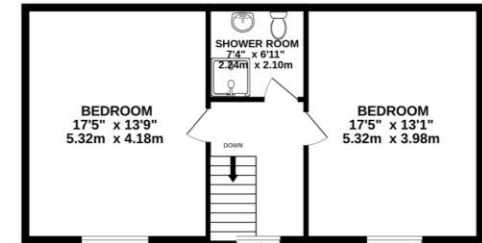




GROUND FLOOR  
1759 sq.ft. (163.4 sq.m.) approx.



1ST FLOOR  
1229 sq.ft. (114.2 sq.m.) approx.



2ND FLOOR  
595 sq.ft. (55.3 sq.m.) approx.

TOTAL FLOOR AREA : 3583 sq.ft. (332.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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