

Cloud Hill Farm

Swettenham



Andrew J Nowell
& Company



Cloud Hill Farm, Congleton Road, Swettenham, CW12 2NE

A period farmhouse and barn with planning permission for redevelopment. Situated within just under 15 acres of grounds with far reaching views across the adjoining countryside.

- Idyllic Location
- Private Position
- Stunning Views
- Planning Permission Approved

Cloud Hill Farm stands centrally within its grounds of just under 15 acres. The existing farmhouse is in need of modernisation and outline Planning Permission has been obtained for redevelopment of the site. The Scheme has been created by local architects Epoch Architecture.

Planning Application - 23/2526C

Demolition of the existing farmhouse and a new replacement dwelling with associated detached double garage. Total Floor Area Approx 3,846 sq. ft including garage

Proposed Accommodation of the Farmhouse:

- Living Dining Kitchen
- Sitting Room
- Utility Room
- Cloakroom WC
- Four Bedrooms
- Two Bathrooms (1 En-suite)
- Garage with Office Above

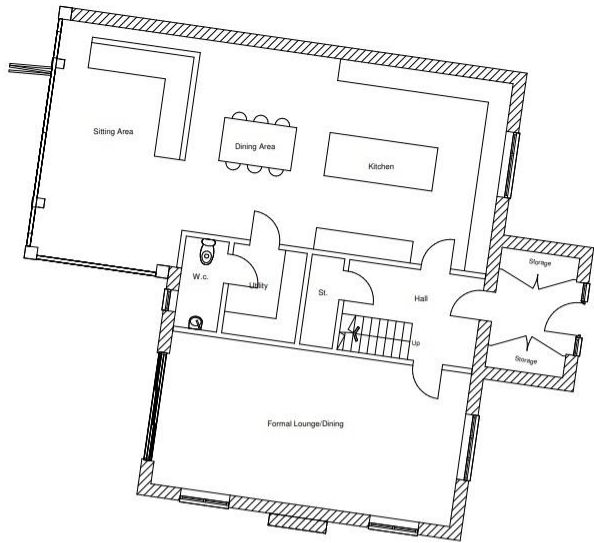
Planning Application - 23/2538C

Conversion of the existing barn to residential dwelling. Total Floor Area Approx 1,808 sq. Ft

Proposed Accommodation of the Barn:

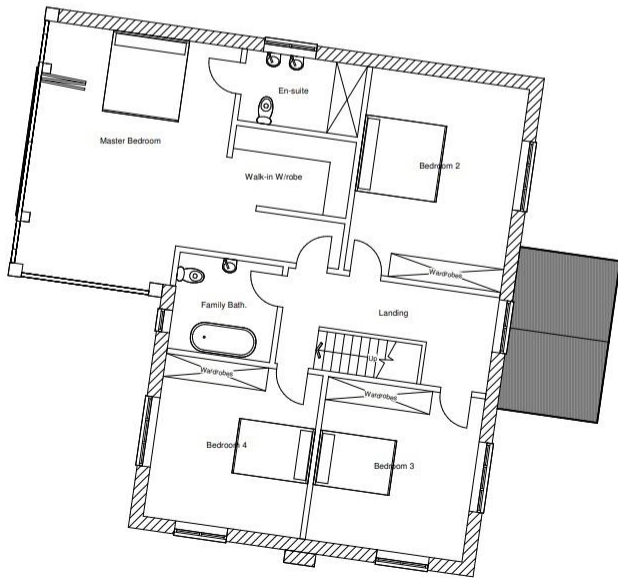
- Living Dining Kitchen
- Utility Room
- Four Bedrooms
- Three Bathrooms (1 En-suite)



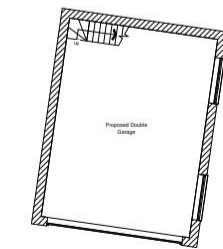


Cloud Hill Farm, Swettenham
 Proposed Accommodation
 Total Floor Area Approx 3,846 Sq.ft(Including Garage)

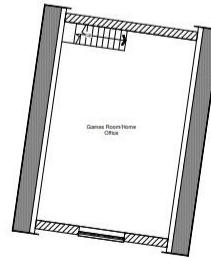
① Proposed Ground Floor
 1 : 50



① Proposed First Floor
 1 : 50

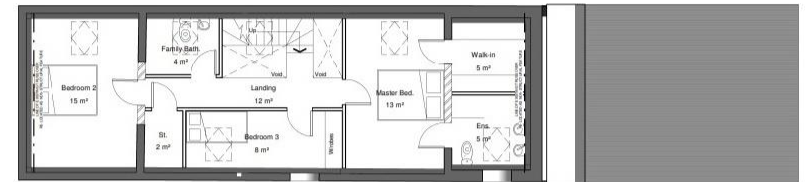


① Proposed Garage Ground Floor

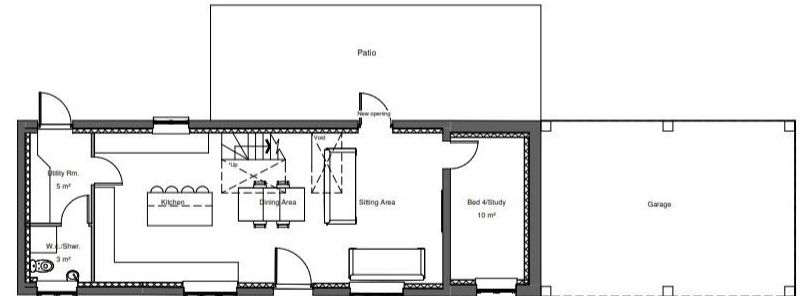


② Proposed Garage First Floor

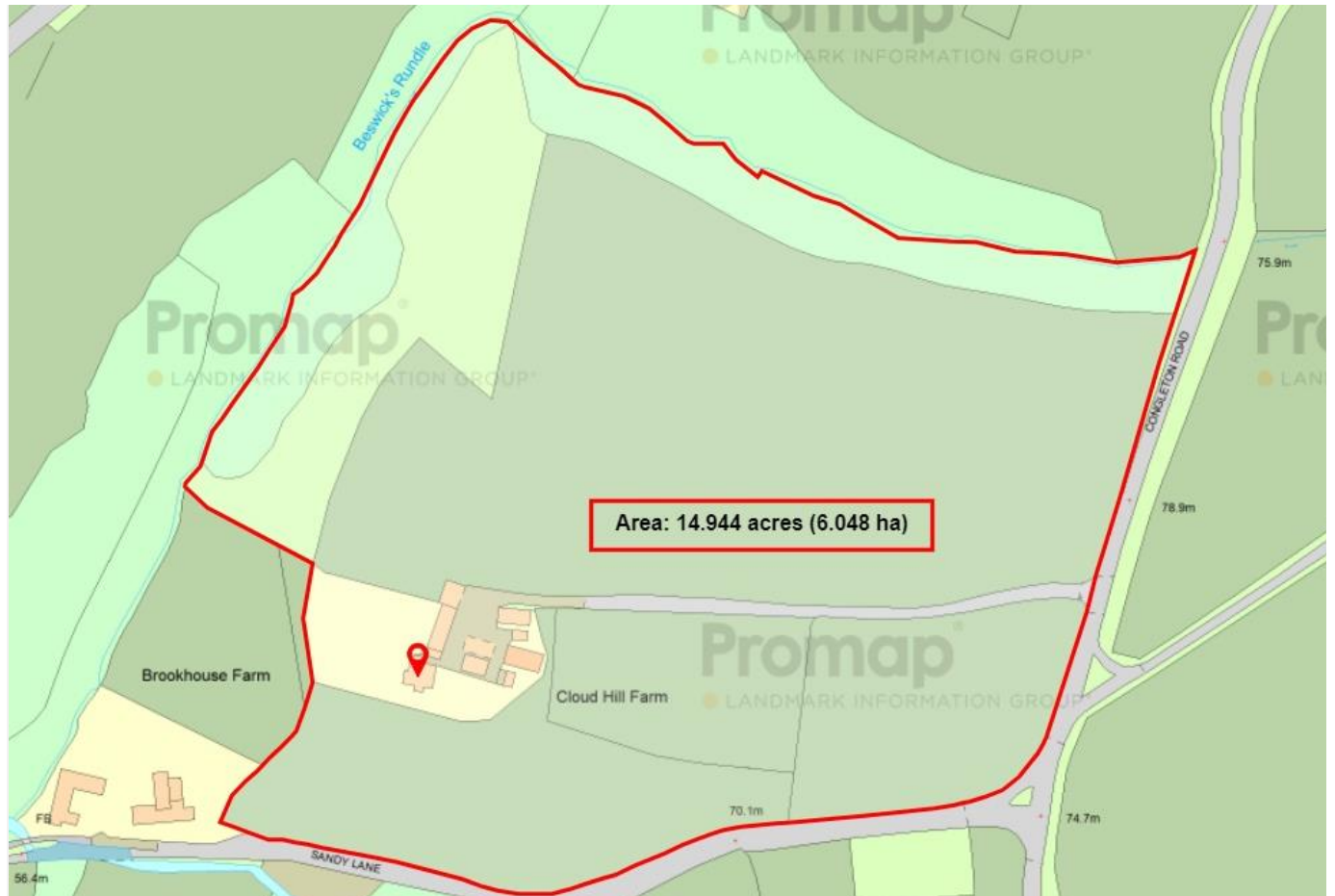
Cloud Hill Farm Barn - Proposed Plans
 Total Floor Area Approx. 1,808 Sqft (Including Garage)



② Proposed First Floor Level
 1 : 50



① Proposed Ground Floor Level
 1 : 50



Externally the property is approached via a long driveway which bisects the neighbouring fields. The majority of land is made up of fields and paddocks with the addition of mature gardens with superb open views across the neighbouring countryside.

There is an additional field of approximately 5.6 acres available under separate negotiation.

Cloud Hill Farm is situated within the charming rural parish of Swettenham. Swettenham Village is an idyllic location with its historic Church, Swettenham Arms County Pub and wonderful local walks many bordering onto the River Dane. The centres of Alderley Edge, Wilmslow and Knutsford are within ten to fifteen minutes' drive offering excellent shopping, educational and recreational facilities with a wealth of restaurants. Local and intercity rail links are close to hand as is Manchester International Airport.

Important Information

What 3 Words - ///permit.cherish.gasping

Council Tax - E

EPC Rating - E

Tenure - Freehold

Parking: Driveway & Garage

Heating: Oil Central Heating

Services: Electric and Water, Drainage via septic tank

There is an unused well on the site in front of the farmhouse.

Flood Risk*: Very low risk of Surface water flooding, very low risk of flooding from rivers or seas. Other types of flooding unlikely.

Broadband**: Standard Broadband available at the property (Fibre to the premises)

Mobile Coverage**: Mobile coverage with main providers (EE, O2 & Three). No coverage for Vodafone

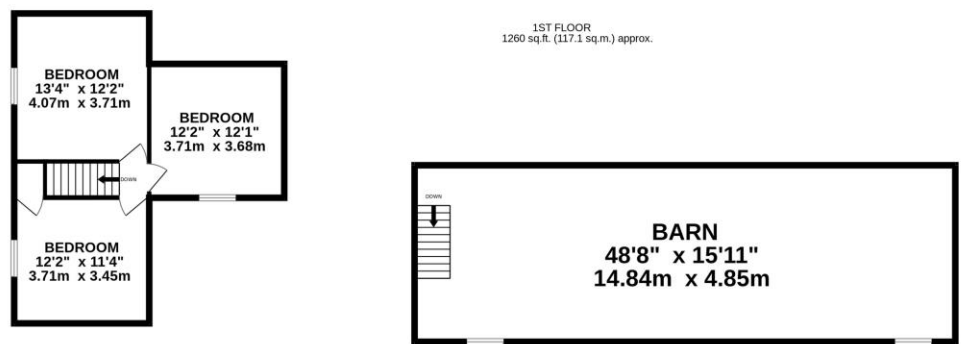
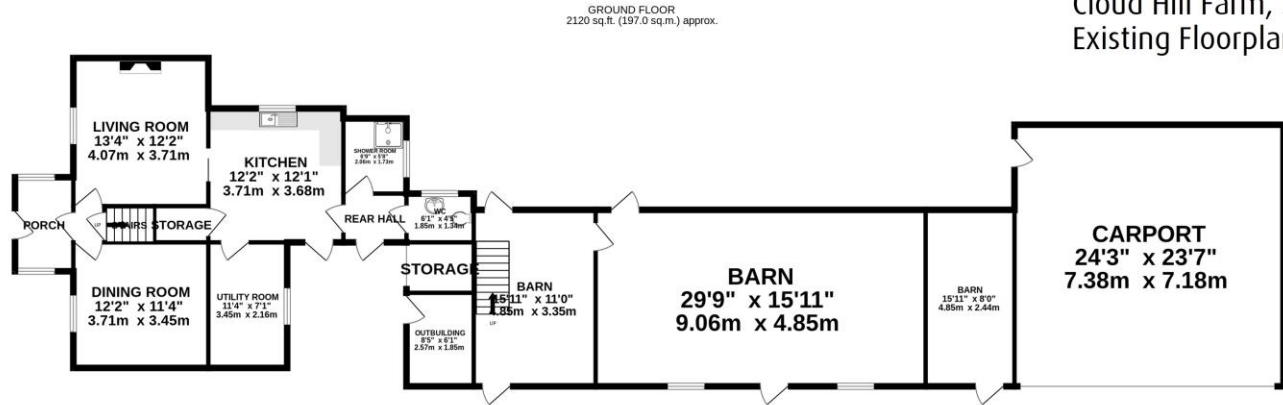
* Information provided by GOV.UK

** Information provided by Ofcom checker.

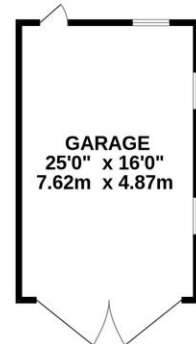
The information isn't guaranteed. Andrew J Nowell take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.



Cloud Hill Farm, Swettenham
Existing Floorplans



GARAGE
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 3780 sq.ft. (351.2 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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