

# PEWIT HALL

Nantwich | Cheshire

**barbers**RURAL





# Pewit Hall

Hunsterson | Nantwich | Cheshire | CW5 7PP

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Audlem 4 miles | Woore 4 miles | Nantwich 6 miles  
Crewe station 10 miles | Newcastle Under Lyme 11 miles  
Manchester Airport 38 miles | Birmingham 55 miles

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A STUNNING PERIOD FARMHOUSE WITH PHENOMENAL  
EQUESTRIAN FACILITIES AND LAND IN AN IDYLIC LOCATION  
DEEP IN THE CHESHIRE COUNTRYSIDE

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Imposing, well-presented Grade II listed period farmhouse

Extensive accommodation over three floors

Attractive landscaped gardens, orchard and tennis court

Six self-contained properties offering staff accommodation

Comprehensive range of equestrian facilities including stabling

Indoor and outdoor manège, jumping fields

Productive pasture and arable land

Far-reaching views over open countryside

**189.21 Acres (76.57 Ha) in all**



Pewit Hall enjoys a fabulous rural situation equidistant from the charming villages of Audlem and Woore. Audlem has a range of local shops, restaurants, pubs and amenities including a small supermarket and, at its centre, a handsome Grade I listed Church. Woore is home to the renowned Bridgemere Garden Centre which contains a selection of shops including a butcher, delicatessen and greengrocer.

The market town of Nantwich offers a variety of social and leisure facilities with specialist boutique-style shops on a bustling high street. The larger towns of Crewe and The Potteries provide extensive shopping along with a broad range of commercial and social facilities.

The area is extremely well-served educationally with a superb selection of both primary and secondary state and private schools within close proximity.

The local area is steeped in history and natural beauty. The Sandstone Trail is considered by many to provide

the best walking in South Cheshire and there are a number of footpaths and bridlepaths criss-crossing the surrounding farmland.

With excellent road and nearby rail links, along with a number of international airports within one hours' drive, this property would be ideal for those who travel regularly, offering the opportunity for a truly rural lifestyle whilst still being within close proximity of urban facilities.

Equestrian enthusiasts can enjoy hunting with the Cheshire Hounds, polo at the Cheshire Polo Club, eventing and show jumping at Kelsall Hill Equestrian Centre, Southview Competition and Training Centre and Somerford Park Equestrian Centre and horseracing at Chester and Aintree.

In addition, the network of quiet country lanes and bridlepaths surrounding Pewit Hall offer excellent opportunities for riding out.







## Farmhouse and Gardens

Pewit Hall occupies a stunning rural location at the end of a one-mile-long private drive. This impressive drive winds through the Estate to the electric wrought iron gates leading to the imposing farmhouse and fabulous courtyard with brick buildings adorned by a clock tower. The isolated position ensures absolute privacy and outstanding uninterrupted views.

The striking Grade II listed house was comprehensively renovated in 2002 and offers well-appointed accommodation over three floors. To the ground floor are five reception rooms, one of which is currently presented as a snooker room complete with table, splendid entrance hall and impressive kitchen with spacious seating area. The kitchen is entirely fitted with handmade bespoke Clive Christian units, five-door aga with an electric companion and a full range of Miele appliances. Adjacent to the kitchen is a boot room and utility room with housing for relevant appliances. In addition, there is a cellar with extensive wine racking in place.

A stunning oak staircase with galleried landing rises to the first floor where there are two guest bedrooms with en-suites and the master bedroom suite. The sumptuous master suite offers independent living space in privacy from the main house with a large office, sitting room, bedroom, and bathroom. Each room is fitted with a stunning range of bespoke Clive Christian units providing hidden storage solutions, entertainment suite storage, and kitchen area.

On the second floor is a larger galleried landing with sufficient space for a seating area or the creation of a further bedroom, two bedrooms, both with en suites, and two smaller rooms currently utilised as a laundry and ironing room. This level would be ideal as children's bedroom floor with the smaller rooms providing live-in staff accommodation.

Beautifully landscaped gardens are found to the front and side of the house. Predominantly laid to lawn the gardens also include a vegetable patch, an orchard with fruit trees, pergola with a selection of climbing plants and pond with a fountain. A large patio area, adjacent to the house, offers the ideal place to sit and enjoy the wonderful gardens.













## Equestrian Facilities

The fabulous facility was the work of Sue Davies and has been cleverly designed to her exacting standards to offer the best of facilities for both horse and rider. Originally a dairy farm, incredible care and attention has been taken to build a top-class establishment and this is evident in the results from the yard with Pewit Hall being the current base of the reigning world eventing champion Yasmin Ingham and, previous to that, international showjumper Billy Twomey.

Whilst the planning permission currently allows for private use only there is little doubt that there would be scope, subject to the necessary PP, to create a top-level competition and training venue.

The current facilities comprise (numbers correspond to block plan):

1. Tennis Court, astroturf surface with floodlights.
2. Stable Block: 44.02m x 17.67m overall. Comprising 16 internal Victorian style Monarch stables fitted with rubber matting and automatic water drinkers (14 measuring 4.50m x 3.73m, 1 foaling box measuring 4.50m x 6.0m, further foaling box measuring 4.50m x 6.90m), external monarch windows to one elevation. Feed Room and two open-fronted wash bays. Washroom. Kitchen area with fitted cupboards leading to secure tack room with further storage. First-floor office space and waiting room.
3. Shoot Room and entertaining area.
4. Indoor Manège building: Steel portal-framed building split in to three areas including horse walker with a steel profile Monarch 5-horse exerciser. Workshop with resin floor and two full height roller shutter doors. Indoor manège (25.26m x 51.15m) with sand-based surface, internal lighting and viewing gallery above.
5. Outdoor Manège with all-weather sand-based surface, floodlit.
6. General purpose farm store.
7. Isolation Unit/ Stallion Yard: 4 stables and wash box all with rubber matting. Machinery store to rear with roller shutter doors.
8. Jumping Field with selection of obstacles designed to mimic the Hickstead Derby.
9. Cross Country Field with a wide range of cross country fences including a water complex.





### Staff Accomodation

Six well-equipped staff flats are located across the holding and provide comfortable accommodation for staff employed within the equestrian business or management of the Estate.

Three of the flats and the communal laundry are accessed from the main courtyard, with two further flats being located within the stable block alongside the Estate farm office. The final flat is located above the indoor manège and, with its viewing balcony, would be equally well suited as an owners room providing a comfortable position from which to watch the horses being exercised.

Each flat has a well-equipped kitchen area, sitting room, shower room and one bedroom with the exception of Flats 3/4 and 6 which have two bedrooms.





### The Land

The Estate as a whole totals 189.21 Acres (76.57 Ha) and, at present, the land is all laid to grass. The paddocks closest to the yard have been utilised for the grazing of horses and are subdivided into smaller paddocks, all fenced with post and rail and each with an individual water supply. The remaining land has been let on a mowing and grazing licence to a nearby farmer, however, historically the land has been cropped with a wide range of combinable crops.

### Shoot

Over the years a small farm shoot has been developed utilising the 23.57 Acres of woodland spread across the Estate. The areas of cover crop have been reduced in the last twelve months but these could be reinstated to offer pheasant and partridge shooting with the two lakes to the east providing duck shooting and fishing opportunities.

A shoot room, with an attractive vaulted ceiling, centerpiece double-sided log burner and a separate kitchen is located off the courtyard and this has historically hosted the shoot dinners. This room could equally be adapted to provide further accommodation, office space or storage should it be required.



### Method of Sale

For sale by Private Treaty as a whole.

### Council Tax

Pewit Hall - Band H

Flats - Band A

### Tenure

We are advised that the property is freehold with vacant possession on completion. Tenure will be confirmed by the vendors' solicitor during pre-contract enquiries.

### Services

Mains electric with generator back-up. Three-phase electric is available. Drainage is to a number of private septic tanks. Mains water is connected to the house, flats and stables. Borehole water is available and currently utilised at the isolation stables and to irrigate the jumping field and the garden. LPG heating to all properties with the exception of the studio flat which has an air conditioning system. All properties (except the studio) have their own independent central heating boiler. Ultrafast broadband.

We are advised that the above services are available. The Agents have not tested any apparatus, equipment, fittings, etc, or services to this property so cannot confirm that they are in working order.

### Easements and Rights of Way

Two footpaths cross the property. In addition, an adjoining landowner has a right of way along the drive to access land to the north.

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water, telephone and electricity supplies and other rights and obligations, easements, quasi-easements and restrictive covenants, and all existing and proposed wayleaves or masts, pylons, stays, cable, drains and water, gas or other pipes, whether referred to in the Sales Particulars or not, and to the provisions of any Planning Scheme or County or Local Authorities without obligations on the part of the vendors or their Agents to specify them.

### Sporting, Mines and Mineral Rights

The sporting, mines and mineral rights are included in the sale.

### Plans, Areas and Schedules

These are based upon the Ordnance Survey and the Rural Payments Agency digital land maps. The information is provided for reference purposes only. The buyer shall be deemed to have satisfied themselves as to the description of the property and any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof. No warranty for the accuracy of any information can be given.

### Basic Payment Scheme

All future Basic Payment and any delinked payments are retained by the seller.

### Environmental Schemes

The Estate is not registered within any environmental schemes.

### Nitrate Vulnerable Zone

The Estate is located within the Nitrate Vulnerable Zone as designated by DEFRA.

### Local Authority

Cheshire East Council, Municipal Buildings, Earle Street, Crewe, CWI 2JZ.

### Ingoing Valuation

If necessary the buyer will be required to take to and pay for at the valuation of the vendors' Agents any growing crops, silage, maize and other fodder remaining on the farm at the date of completion. The valuation of the vendors' Agents will be final and binding on the parties.

### Fixtures and Fittings

These sales details are for descriptive purposes only and the vendors reserve the right to remove all fixtures and fittings unless specifically agreed otherwise. A buyer is recommended to check with their solicitor regarding inclusion or exclusion of specific fixtures and fittings.

### Viewing

Viewing is strictly by appointment with the Agents - Barbers Rural, Market Drayton office. Tel: 01630 692500 Email: sales@barbers-rural.co.uk

### Location

Postcode: CW5 7PP

What3words: ///wharfs.success.hurricane

### Misrepresentations

Barbers Rural give notice that:

The particulars are set out as a general outline only for the guidance of the intended purchaser and do not constitute, nor constitute part of, any offer or contract.

All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and intended purchaser(s) shall not rely on them as statements or representations of fact, they must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Barbers Rural has any authority to make or give any representations or warranty whatsoever in relation to this property.





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