

# MALT KILN FARM

Hunsterson | Cheshire

**barbers**RURAL







# Malt Kiln Farm

Hunsterson | Nantwich | Cheshire | CW5 7PP

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Audlem 4.2 miles | Nantwich 6.5 miles  
Crewe Station 10.1 miles | Market Drayton 11.3 miles  
Chester 28 miles | Shrewsbury 31.9 miles

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A WELL-EQUIPPED DAIRY FARM  
WITH ATTRACTIVE PERIOD FARMHOUSE,  
MODERN FARM BUILDINGS AND PASTURE LAND

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Three-bedroom period farmhouse

Extensive range of modern farm buildings

Milking parlour and dairy

Productive pasture and arable land

Peaceful rural setting

Potential for diversification

**154.43 Acres (62.50 Ha) in all**



Malt Kiln Farm is found in the heart of the idyllic Cheshire countryside renowned for its peace and tranquillity.

Approximately four miles to the west is the award-winning country village of Audlem, the centre of which is designated as a Conservation Area, well known for its Church dating back to 1279. Audlem has a range of facilities including doctors' surgery, chemist, primary school, public houses, small supermarket and a selection of bespoke shops. It is also the location of 15 locks on the Shropshire Union Canal.

To the north is the charming market town of Nantwich which has a plentiful range of boutique-style shops and more comprehensive range of facilities.

Further amenities including a thriving Livestock Market can be found in Market Drayton and both Market Drayton and Whitchurch have a weekly street market.

The renowned Bridgemere Garden Centre is only three miles away and is home to a fantastic butcher and greengrocer.

The stunning surrounding countryside is criss-crossed with quiet country lanes and a network of off-road riding routes which make this the perfect location for those with equestrian interests or simply for those who enjoy exploring beautiful countryside.

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. This pleasing area combines the best of both worlds offering the opportunity for a truly rural lifestyle whilst still being within close proximity of urban facilities. The area is extremely well-served with both state and private primary and secondary schools.

Although historically a dairy farm, there is huge potential for a variety of diversification projects.







### Farmhouse and Gardens

Malt Kiln Farm has clearly been a much-loved family home and there is scope to further enhance the house whilst complementing the host of original features. These include beams, parquet flooring and original quarry tiles all typical of the era in which the house was built.

The attractive property is approached over a large parking area with ample space for numerous vehicles.

To the front of the house there are two generous and well-proportioned reception rooms both with fireplaces and beams. At the rear is a well-equipped farmhouse-style kitchen and leading off this is a further reception room, currently used as an extra bedroom. However, if surplus to requirements this could be incorporated to make an even more impressive kitchen. Adjacent to the kitchen is a boot room complete with fitted cupboards and a downstairs shower room.

Three good-sized bedrooms, and a family bathroom, are located on the first floor.

The gardens surround the house to three sides and are predominantly laid to lawn with an assortment of established plants and shrubs. To the rear is a large patio area ideal for outside entertaining.













## Farm Buildings

A working dairy farm with a range of versatile farm buildings that facilitate the housing and milking of approximately 300 head.

1. Farmhouse
2. Storage Shed 13.71m x 13.71m. Metal sheet and sleeper sides
3. Workshop/calf housing 25.45m x 13.5m (max). Block and metal sheet sides, concrete floor
4. Loose housing 17.6m x 7.92m. Concrete panel and shutter board sides, open front with feed barrier
5. Covered livestock handling and feet area 37.33m x 5.88m. Open-sided steel portal-frame, concrete floor
6. Dutch barn 17.67m x 6.6m. Concrete and metal sheet sides
7. Cubicle housing 18.26m x 9.35m (30 cubicles). Cladded sides, concrete floor
8. Slurry tower. Capacity approx. 300,000 gallons
9. Calf housing 22.30m x 6.20m. Block sides, concrete floor
10. Cubicle housing (120 cubicles) 36.5m x 13.65m. Block sides, concrete floor
11. Parlour 20:40 swing over herringbone, Dairy Master system with a 8200 litre tank, installed in 1995. With first floor office/staff room
12. Collecting yard and calving pens 22.8m x 13.32m. Cladded sides, concrete floor
13. Cubicle housing (176 cubicles) 36.5m x 28.5m. Cladded sides, concrete floor. Central feed passage
14. Calf loose housing 7m x 9m. Cladded sides, concrete floor
15. Bedding/machinery storage 11.75m x 8.5m. Cladded sides, concrete floor
16. Calf housing/straw storage 32m x 3.5m. Cladded sides, concrete floor
17. Machinery storage 21.5m x 4m. Concrete panel and sleeper sides, concrete floor.
18. Silage Clamp 1.46m x 15m. Concrete panel sides and floor
19. Silage Clamp 2.26m x 16.5m. Concrete panel sides and floor
20. Silage clamp 3.26m x 15m. Concrete panel sides and floor











## The Land

**Lot One** - The land lies in one ring-fenced block to the south east of the farmstead and totals 151.03 Acres (61.11Ha). The bulk of this ground is in grass and is utilised for mowing and grazing.

The boundaries are well-fenced for stock and water is available in all of the fields. A concrete track provides easy access for cattle and machinery to all of the fields.

The land is classified as mainly Grade III, this high-quality productive land is largely level and is well suited to combinable crops or grassland.





### Method of Sale

For sale by Private Treaty as a whole.

### Tenure

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

### Services

Mains electric (single phase) and water are available. Drainage is to a private septic tank. Oil-fired central heating system. Bore hole water supply to the water troughs and dairy.

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

There is a footpath through the farmyard.

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.

### Nitrate Vulnerable Zone

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

### Local Authority

Cheshire East Council, Municipal Buildings, Earle Street, Crewe, CW1 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: ///ketchup.specifies.fortunes

### 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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