



Elm House Farm  
Burleydam

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# Elm House Farm

Burleydam, Whitchurch

Shropshire, SY13 4AZ

Audlem 2 miles, Whitchurch 6 miles, Nantwich 7 miles

Market Drayton 8 miles, Crewe Station 13.5 miles, M6 (J15) 16 miles

An attractive period farmhouse, traditional and modern farm buildings and pasture land.

6.2 Acres (2.51Ha)

(Additional land may be available by negotiation)

Impressive farmhouse with potential for improvement and modernisation

Three reception rooms, kitchen, utility, office, cellar

Four bedrooms, family bathroom

Lawned gardens

Range of traditional brick buildings with potential for alternative uses, subject to planning permission

Modern portal-framed farm buildings including loose housing, cubicle housing and general purpose storage

Huge potential for diversification



Barbers Rural Consultancy LLP

Smithfield House, Smithfield Road,  
Market Drayton, Shropshire. TF9 1EW

01630 692500

[www.barbers-rural.co.uk](http://www.barbers-rural.co.uk)



Burleydam is situated in a popular area on the North Shropshire/South Cheshire border which is much sought-after as it enjoys all the benefits of rural living in a most attractive and peaceful setting whilst being in close proximity of a number of villages, towns and cities.

To the east is Audlem, a charming country village which has a range of facilities **including doctors' surgery, chemist, primary school, public houses, small supermarket** and a range of bespoke shops. The farm is within close proximity of The Combermere Arms, an award-winning pub well-known locally for its excellent food and beer. 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 can be found in Market Drayton and Whitchurch.

The nearby towns of Crewe, Newcastle-under-Lyme, Shrewsbury and Chester all offer further services along with railway and motorway links to larger conurbations. **A number of airports can be found within 1.5 hours' drive of Burleydam.**

Elm House Farm was originally part of the Combermere and then Barton Estates. Originally three farm workers cottages, the farmhouse was altered to comprise **the current accommodation in the 1920's.**



The farmhouse would now benefit from some modernisation works but nonetheless it offers spacious accommodation over two floors with well-proportioned rooms. The three reception rooms all have the benefit of large bay windows allowing light to flood the rooms as well as a number of original features including coving and period fireplaces with open fires to all rooms. Whilst the kitchen is relatively small in size, it enjoys superb views to the rear of the house and this space would be the ideal location for an extension to the kitchen allowing full enjoyment of the open outlook. Beyond the kitchen is a useful utility room with a farm office and WC adjacent. In addition there is a cellar which provides excellent dry storage space

To the first floor are three spacious double bedrooms, a smaller fourth bedroom which would be ideal as a nursery or study and a family bathroom with separate WC. The larger two bedrooms benefit from built-in storage solutions.

A sweeping gravel drive leading from the road creates a striking first impression of the house. A second, separate drive gives access directly to the farmyard ensuring a feeling of privacy for the farmhouse and preventing farming activities from having any detrimental impact on home life.





The farm benefits from a substantial range of traditional and modern farm buildings. Originally a dairy unit and with little alteration to the buildings, the farm has been occupied as a dairy young-stock enterprise since 2005. Whilst the buildings are tailored towards a livestock enterprise, the facilities could easily be adapted for other uses such as equestrian, commercial, holiday-lets or office space, subject to any necessary planning consents.

The buildings comprise: (numbers correspond to the block plan)

1. Traditional Building (24.2m x 10m)

Single storey, brick beneath asbestos roof. Former cubicle housing utilised for general storage. Lean to off utilised for general storage.

2. Traditional Building (19.2m x 10.8m)

Two storey in part (19.2m x 5.3m) brick beneath tile roof. Comprising former parlour, dairy and pump house.

3. Open Fronted Store (21.6m x 9m)

Four bay twin span steel portal frame with one bay lean to. Sheeted roof and walls.

4. General Purpose Building (18.2m x 5.9m) & (11.8m x 5.9m)

Five bay steel portal frame building, part brick and concrete wall, Yorkshire boarding to eaves beneath asbestos roof with concrete floor.

5. Indoor Silage Clamp (33.8m x 7.05m)

Seven bay steel portal frame (part) with concrete floor. Part concrete block and wooden sleeper walls beneath corrugated tin sheet roof.

6. Livestock Cubicle Building (23.9m x 24.3m)

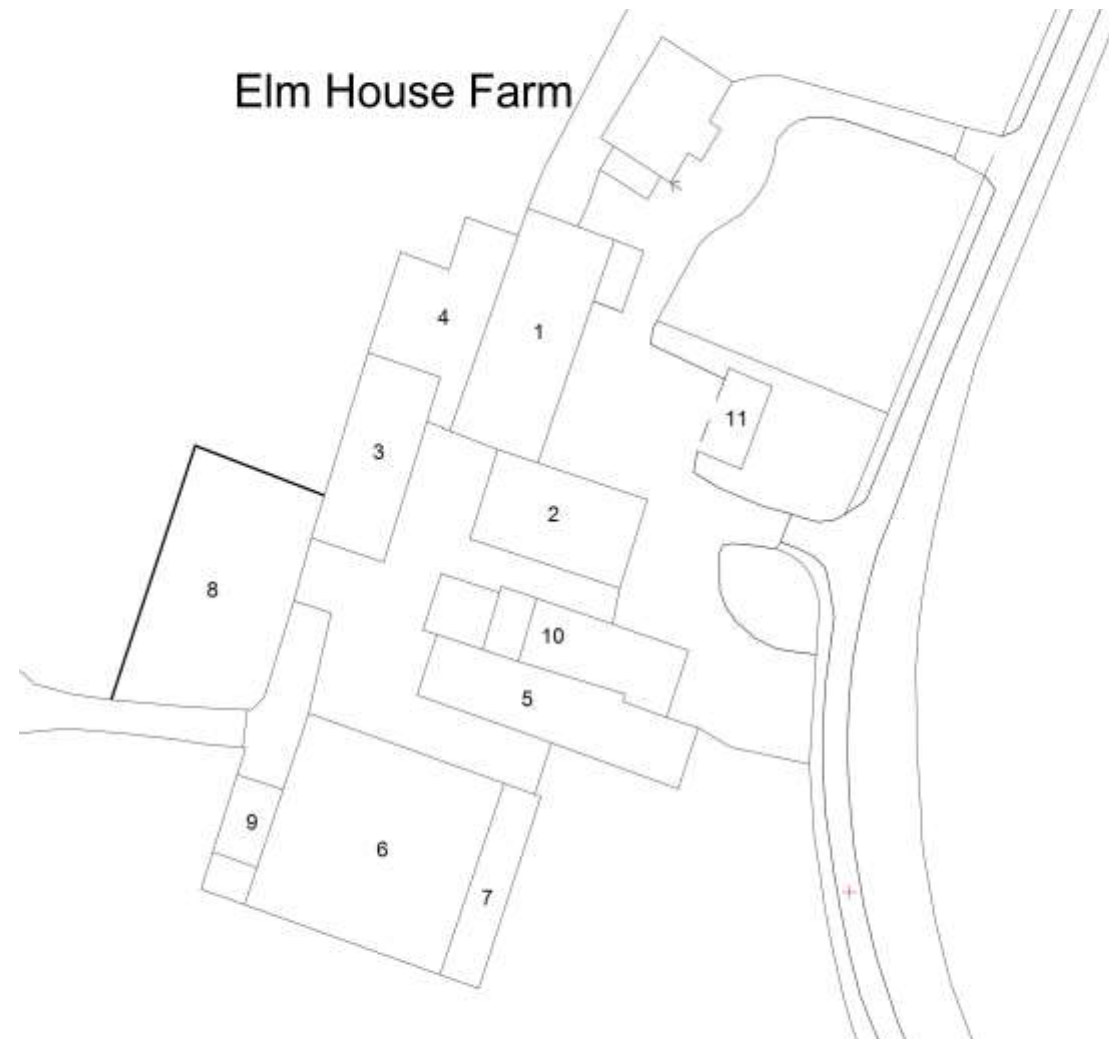
Five bay steel portal framed. 72 Cubicles and centre feed passage. Concrete block walls, Yorkshire boarding to eaves beneath asbestos roof. Concrete floor, power and light connected.

7. Lean to Building (23.9m x 4.7m)

Steel portal-framed lean-to with 16 Cubicles. Concrete block walls, Yorkshire boarding to eaves beneath sheeted roof. Concrete floor, power and light connected.

8. Muck Midden Store (16.4m x 31.2m)

Fully enclosed with wooden sleeper walls and concrete floor.



9. Lean to Building (15.5m x 4.8m)

Four bay pole barn lean to with 12 Cubicles. Corrugated tin sheet covered walls and roof. Concrete floor.

10. Indoor Silage Clamp (29m x 6.9m)

Seven bay Dutch Barn with concrete floor. Part concrete block and wooden sleeper walls beneath corrugated tin sheet roof.

11. Open Fronted Store (10.45m x 5.5m)

Steel portal frame mono pitch general purpose building. Corrugated tin sheet walls and roof.



The gardens are predominantly to the front of the property and are largely laid to lawn with a small selection of planted borders. Beyond the lawn is an orchard area which is home to a large number of fruit trees and greenhouse. Within the vicinity of the house and garden are several timber stores ideal for storage of small-scale garden machinery and beyond these are the main farm buildings. The farmstead enjoys an elevated position and has the advantage of an open outlook over Barnett Brook towards the Combermere Estate and the Bickerton, Bulkeley and Peckforton Hills in the distance.

Whilst the farm has a long history as a dairy and youngstock unit there is little doubt that it would be well suited for many alternative uses, not least equestrian with a number of the buildings being ideal for conversion to American Barn-style stabling. The plethora of quiet country lanes and bridlepaths surrounding the farm would be ideal for exercising of horses. Furthermore the level land surrounding the farm yard offers ideal space for creation of a manège and schooling area.

The land, which totals 4.65 Acres (1.88 Ha), encircles the house offering a feeling of total privacy and seclusion. Additional land may be available by negotiation.



## Method of Sale

For sale by Private Treaty.

## 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.**

## Photographs

Please note that these images are from Summer 2019 and Spring 2020.

## Services

Mains water and electric are available. Drainage is to a private septic tank. There is no central heating system, the house is heated via electric night storage heaters.

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 or fit for the purpose. A buyer is recommended to obtain confirmation from their surveyor or solicitor.

## 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.

## Local Authority

Cheshire East Council, Municipal Buildings, Earle Street, Crewe, CW1 2JZ.

## Viewing

Viewing is strictly by appointment with Barbers Rural and is subject to strict guidelines in light of the current restrictions imposed by the Government. A copy of the guidelines is available from Barbers Rural. It is the responsibility of any viewers to ensure that they wear suitable, sensible clothing and sturdy footwear and that they provide their own Personal Protective Equipment.

## Easements and Rights of Way

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.

## Directions

From Whitchurch follow the A525 north towards Nantwich. After 4 miles bear right continuing on the A525 towards Audlem. Pass through Burleydam, passing **The Combermere Arms, and take the second right for Royal's Green. Elm House Farm** will be found on the right after 0.5 mile.

## MISREPRESENTATIONS

Barbers Rural for themselves and for the vendors of this property have endeavoured to ensure these details are accurate. However, if any point is of importance to you please contact the office to check the information, particularly if viewing involves travelling some distance.

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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