



## NEWFOUNDWELL FARM WELLFIELD LANE | TIMPERLEY

**£1,400,000**

\*\*\*NO ONWARD CHAIN\*\*\* A truly unique opportunity to purchase an 18th century detached cottage in a plot of approximately 4 acres with large open courtyard providing access to converted stables providing further living accommodation and there is also a double garage and detached home office/gym. The main residence benefits from three large reception rooms which in turn lead onto attractive fitted kitchen with a range of quality integrated appliances whilst to the first floor the principal suite benefits from a dressing area and en-suite bathroom/WC and there are two further double bedrooms serviced by the family bathroom/WC. The grounds extend to approximately 4 acres incorporating grazing land and private gardens to the front, side and rear. Viewing is essential to appreciate the accommodation and plot on offer.

POSTCODE: WA15 7AD

## DESCRIPTION

This is a unique opportunity to purchase an 18th century detached cottage with outbuildings plus an adjacent converted stable and with land extending to approximately 4 acres.

The main residence is the double fronted cottage which features two reception rooms either side leading onto an open plan full width third reception room with fitted kitchen beyond. The kitchen is fitted with an attractive range of quality units and a full range of integrated appliances with access to the rear garden. To the first floor there is an impressive principal suite with dressing area, double bedroom and full en-suite bathroom/WC. There are two further double bedrooms serviced by the family bathroom/WC.

Externally the stables have been converted to create further accommodation which features a front sitting room plus full width dining kitchen and double bedroom with adjacent en-suite bathroom/WC.

Externally remote gates provide access to the open courtyard which in turn leads onto the detached double garage with two work shops to the rear. Surrounding the property are the main gardens and patio seating area and there is also the added benefit of a detached home office/gym with large storage area behind. Beyond the gardens and courtyard is a large expanse of grazing land and as previously stated the total land approaches 4 acres.

The area is well placed being within the catchment area of highly regarded primary and secondary schools and within easy reach of Timperley and Hale villages and Altrincham town centre with the Metrolink service into Manchester.

A superb family home offering versatile accommodation which needs to be seen to be appreciated and viewing is highly recommended.

## ACCOMMODATION

### COTTAGE

#### SITTING ROOM

**16'4" x 16'2" (4.98m x 4.93m)**

Bay window to the front and double glazed window to the side. Tiled floor. Exposed beam ceiling. Underfloor heating. Focal point of a cast iron solid fuel burner which also opens onto the:

#### FAMILY ROOM

**16'1" x 14'11" (4.90m x 4.55m)**

Bay window to the front. Television/telephone/data point. Underfloor heating. Exposed beam ceiling.

#### LIVING/DINING ROOM

**31'9" x 15'7" (9.68m x 4.75m)**

A superb reception room running the full width of the property with a focal point of a cast iron fireplace within an exposed brick chimney breast. Exposed beam ceiling. Dual aspect double glazed windows. Two Velux windows to the rear. Underfloor heating. Spindle balustrade staircase to first floor. Double doors leading onto the rear garden.

#### KITCHEN

**15'9" x 10'1" (4.80m x 3.07m)**

Fitted with an impressive range of in frame wall and base units with work surface over incorporating an enamel sink unit with drainer and waste disposal. Double integrated oven/grill plus five ring gas hob with extractor over, two integrated Neff fridges. Kenwood dishwasher. Integrated bin store. Double glazed windows overlooking the rear garden. Tiled floor. Cupboard housing gas central heating boiler. There is a rear entrance vestibule off with integrated Neff freezer plus double glazed window and door to the side.

#### FIRST FLOOR

#### LANDING

Exposed beam ceiling. Recessed low voltage lighting. Airing cupboard.

#### BEDROOM I

**19'2" x 10'5" (5.84m x 3.18m)**

A superb principal suite with double glazed window overlooking the rear gardens with views to open land beyond. Exposed beam ceiling. Radiator. Television/telephone/data point.

#### DRESSING AREA

**12'6" x 7'8" (3.81m x 2.34m)**

With fitted wardrobes and dressing table.



## EN-SUITE

11'10" x 11'4" (3.61m x 3.45m)

Fitted with a white suite with chrome fittings comprising free standing roll top claw foot bath, separate tiled shower enclosure, vanity wash basin and WC. Chrome heated towel rail. Double glazed window to the side. Tiled splashback. Recessed low voltage lighting. Extractor fan. Integrated speakers.

## BEDROOM 2

16'6" x 14'9" (5.03m x 4.50m)

Double glazed window to the front. Radiator. Television/telephone/data point.

## BEDROOM 3

16'4" x 10'2" (4.98m x 3.10m)

With double glazed window to the front. Radiator. Exposed beam ceiling. Television/telephone/data point. Access to roof space.

## BATHROOM

12'10" x 5'10" (3.91m x 1.78m)

Fitted with a white suite with chrome fittings comprising tiled shower enclosure, wash hand basin and WC. Chrome heated towel rail. Tiled splashback. Recessed low voltage lighting. Extractor fan.

## NEWFOUNDWELL BARN

### GROUND FLOOR

#### SITTING ROOM

23'4" x 12'7" (7.11m x 3.84m)

With a focal point of a log burner. Double glazed window to the side. Dual aspect doors. Electric heater. Spindle balustrade staircase to first floor. Television/telephone/data point.

#### DINING KITCHEN

24'0" x 7'6" (7.32m x 2.29m)

With a comprehensive range of wall and base units with work surfaces over incorporating stainless steel sink unit with drainer. Integrated oven/grill. Integrated fridge and freezer. Four ring hob with stainless steel extractor hood. Tiled splashback. Doors to the side and rear. Double glazed window to the rear. Electric heater. Recessed low voltage lighting.

### FIRST FLOOR

#### BEDROOM

19'0" x 12'10" (5.79m x 3.91m)

Electric heater. Television aerial point.

#### EN-SUITE

12'9" x 7'4" (3.89m x 2.24m)

Fitted with a white suite with chrome fittings comprising panelled bath, tiled shower enclosure, vanity wash basin and WC. Double glazed window to the rear. Velux to the rear. Recessed low voltage lighting. Chrome heated towel rail.

### OUTSIDE

#### GARAGE

39'2" x 21'4" maximum measurements (11.94m x 6.50m maximum measurements)

With doors to the front. Three windows to the side. Two workshops to the rear. Door to the rear. Work surface incorporating stainless steel sink unit with drainer and storage beneath. Light and power. Two electric heaters. WC. Mezzanine storage area.

#### HOME OFFICE/GYM

22'10" x 8'6" (6.96m x 2.59m)

Versatile space could be used as a home office or gym and with double doors to the front and window to the side. Light and power. Electric heater. Recessed low voltage lighting. Data point. There are also double doors to the rear leading to a large storage area.

Externally there are lawned gardens immediately to the side and rear of the main residence and there is gated access leading onto the grazing land with the whole site approaching 4 acres.

#### SERVICES

All main services are connected.

#### POSSESSION

Vacant possession upon completion.

#### COUNCIL TAX

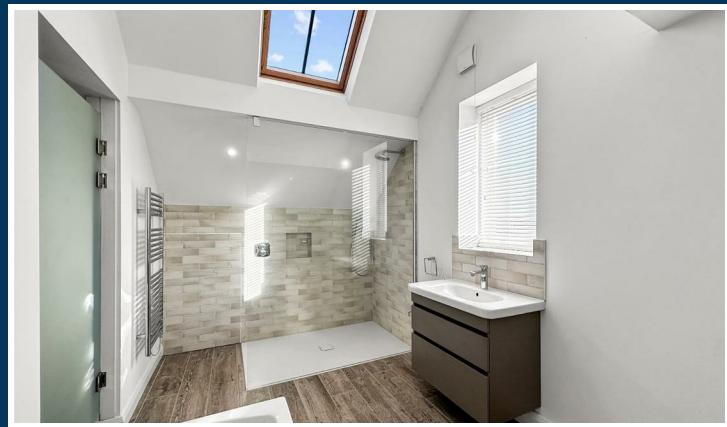
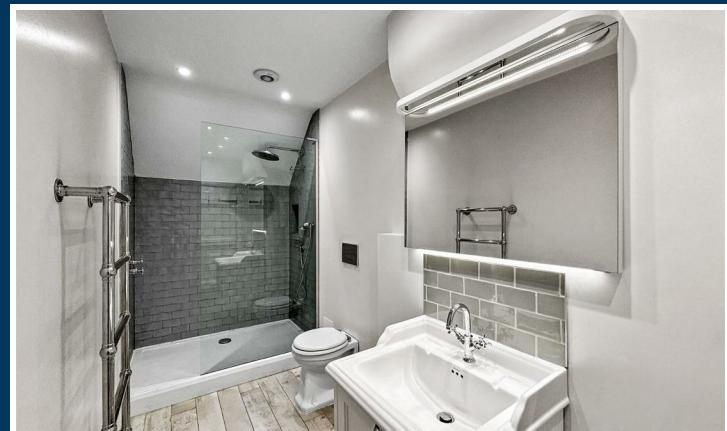
Trafford Band "G"

#### TENURE

We are informed the property is Freehold. This should be verified by your Solicitor.

#### NOTE

No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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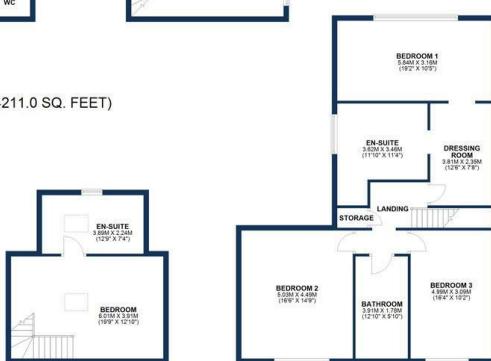
**GROUND FLOOR**  
APPROX. 264.3 SQ. METRES (2845.1 SQ. FEET)



TOTAL AREA: APPROX. 391.2 SQ. METRES (4211.0 SQ. FEET)

Floorplan for illustrative purposes only.

**FIRST FLOOR**  
APPROX. 126.9 SQ. METRES (1365.9 SQ. FEET)



**HALE BARNs**  
292 HALE ROAD, HALE BARNs  
CHESHIRE, WA15 8SP

T: 0161 980 8011  
E: HALEBARNs@IANMACKLIN.COM

**HALE**  
OLD BANK BUILDINGS, 160 ASHLEY ROAD  
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510  
E: HALE@IANMACKLIN.COM

**TIMPERLEY**  
385 STOCKPORT ROAD, TIMPERLEY  
CHESHIRE, WA15 7UR

T: 0161 904 0654  
E: TIMPERLEY@IANMACKLIN.COM