



Brackley Farm
Moss Road, Cadishead



Miller Metcalfe
PRESTIGE

SINCE 1891

A rare opportunity to acquire Brackley Farm, an attractive country property set within approximately 15 acres of land, offering a distinctive combination of modern family living, established equestrian facilities and exciting scope for further enhancement.

Approached via a private road, the property enjoys a peaceful countryside setting, with a gravelled driveway providing generous off-road parking, ample manoeuvring space and a double garage. Surrounded by mature gardens and enjoying beautiful countryside views, Brackley Farm offers a wonderful sense of space and rural tranquillity while remaining conveniently positioned for local amenities, schools and transport links.

The house has undergone extensive renovations to create a modern, comfortable family home, with significant improvements including replastering throughout, rewiring, updated plumbing, new fixtures and fittings, internal doors and windows. Skylights throughout the property further enhance the natural light, creating bright, welcoming interiors with a contemporary feel. A house alarm and CCTV system provide additional security and peace of mind.

An inviting entrance hallway welcomes you into Brackley Farm, setting the tone for this beautifully modernised country home. The property has benefited from extensive improvements, creating a fresh and contemporary interior while retaining the appeal of its rural setting. The hallway provides access to the principal ground-floor accommodation, with the property's generous layout offering a comfortable balance of everyday practicality and space for entertaining. The spacious lounge provides a welcoming retreat, centred around a charming log burner, creating the perfect atmosphere for relaxing during the cooler months. A further reception room, currently utilised as a home office, offers valuable flexibility and could equally serve as a snug or playroom, depending on individual requirements. A convenient downstairs WC completes the ground-floor accommodation.

The impressive modern fitted kitchen forms the heart of the home, combining contemporary styling with an exceptional range of appliances. Featuring stylish wall and base units, underfloor heating throughout the downstairs tiled areas and a comprehensive selection of NEFF appliances, including a built-in coffee machine, double oven, plate warmer and induction hob, the kitchen is exceptionally well equipped for modern family living. A dishwasher is also fitted, with additional space for a freestanding fridge freezer and wine cooler. The kitchen flows seamlessly into the dining area, where bi-folding doors open directly onto the rear garden, creating a wonderful connection between indoor and outdoor living. This light-filled space provides an ideal setting for family gatherings, relaxed dining and entertaining guests throughout the year. A separate utility room provides additional storage and practical space for laundry appliances, maintaining the kitchen's uncluttered finish while enhancing the functionality of the home.

To the first floor are three generously proportioned double bedrooms, each benefiting from fitted wardrobes, providing excellent storage and comfortable accommodation for family members and guests alike. Family bathroom is well appointed, featuring a corner bath, separate walk-in shower, WC and wash basin. Offering a comfortable and practical space for everyday use, the bathroom complements the property's modernised interior. The approved extension plans also provide for a new modern family bathroom as part of the additional accommodation, offering further scope to enhance the home's overall specification.

The outdoor spaces are a particular highlight of Brackley Farm. Approached via a private road, the property enjoys a gravelled driveway providing extensive off-road parking for numerous vehicles, generous manoeuvring space and the added benefit of a double garage.



Surrounded by mature gardens and enjoying attractive countryside views, the enclosed side and rear gardens are predominantly laid to lawn, offering generous space for family life, relaxation and outdoor entertaining. Three distinct outdoor areas provide different settings in which to enjoy the sunshine throughout the day, creating a versatile extension of the home's living space.

A composite decked terrace provides an ideal setting for outdoor dining and entertaining, while a separate fenced and decked area offers a practical, enclosed space for pets. The garden also features a versatile garden room, currently configured as a bar and equipped with electricity, creating an inviting space for socialising with family and friends.

Further enhancing the outdoor lifestyle is an outdoor kitchen area complete with a BBQ, alongside space for a hot tub, offering the opportunity to create a private outdoor retreat. Together, these features provide an excellent choice of spaces for entertaining, relaxing and making most of the surrounding countryside.

A defining feature of Brackley Farm is its impressive equestrian offering, set within approximately 15 acres of land. The property benefits from ten wooden stables and a sand school/menage, providing established facilities for horse owners and equestrian enthusiasts, whether for private horse ownership, exercising or schooling.

The extensive acreage offers considerable scope for a variety of equestrian pursuits, with the potential to explore a more extensive equestrian operation, subject to any necessary planning permissions and consents. The combination of existing facilities, generous land and a peaceful countryside setting presents an exceptional lifestyle opportunity for those seeking to combine comfortable family living with their passion for horses. With substantial land and established equestrian infrastructure already in place, Brackley Farm offers an exciting prospect for buyers looking to make the most of the existing facilities while exploring the property's further potential.

Brackley Farm enjoys a peaceful rural position while remaining within convenient reach of the surrounding villages and their amenities. Culcheth village is approximately a 10-minute drive away, offering a well-established village community with a selection of independent shops, supermarkets, cafés, restaurants and everyday services. The village is particularly appealing to families, with local primary and secondary schools, green spaces and recreational facilities contributing to its attractive village lifestyle.

For those who enjoy dining out or meeting friends locally, Culcheth offers a choice of welcoming pubs, including the Culcheth Arms, known for its food and sociable atmosphere, alongside other traditional village establishments. The village provides a pleasant balance of convenience and community, without losing its distinctive character.

The nearby village of Glazebrook further enhances the appeal of the location, offering a quieter rural setting with a village green, local community facilities and its own railway station. Glazebrook station provides rail connections towards Manchester and Liverpool, offering an additional option for commuters while allowing residents to enjoy the tranquillity of the surrounding countryside. The Black Swan in nearby Hollins Green provides a further option for those seeking a traditional country pub, with food, drinks and a welcoming countryside atmosphere. The property's location also offers access to wider road and transport links, making it well placed for those needing to travel for work, education or leisure while retaining the benefits of a more secluded country setting.

Whether seeking a home for private equestrian pursuits, a spacious family property with exceptional outdoor entertaining potential, or a property with scope for a wider equestrian venture, Brackley Farm presents a compelling opportunity to embrace the freedom and possibilities of countryside living.





Adding considerably to the property's appeal, planning permission has been granted for a two-storey extension to the existing house. Part of the proposed works has already been undertaken, with the remaining two-storey extension still to be completed.

The outstanding works will add further accommodation to the property, including an impressive principal bedroom suite with a luxurious en-suite bathroom and walk-in wardrobes, together with a new modern family bathroom. This is an opportunity to increase the overall accommodation and create a more substantial family home, with the benefit of approved plans already in place.

The proposed extension offers the incoming owner the flexibility to complete the remaining works to their own taste, further enhancing the property alongside its existing renovations, generous grounds and established equestrian facilities. Buyers are advised to satisfy themselves regarding the precise scope and status of the planning permission and any outstanding building regulations requirements.

Entrance Hallway

A welcoming entrance hallway sets the scene for Brackley Farm, introducing a beautifully updated country home that blends modern comfort with character. The property has benefited from extensive renovation works, including replastering throughout, a complete rewire, updated plumbing and the installation of new fixtures, fittings, internal doors and windows. Skylights positioned throughout the home maximise natural light, creating bright, airy interiors with a contemporary feel. For added reassurance, the property also benefits from a house alarm and CCTV system.

Reception Rooms

The generous lounge offers an inviting space to unwind, with an attractive log burner providing a cosy focal point for relaxing evenings. An additional reception room, presently arranged as a home office, adds further versatility and could easily serve as a snug, playroom or second sitting room, depending on individual needs. A ground-floor WC completes the accommodation on this level.



Kitchen/Dining Area

The stylish, contemporary kitchen is a real focal point of the home, offering an excellent blend of modern design, quality finishes and functionality. Fitted with sleek wall and base units, the kitchen benefits from underfloor heating throughout the downstairs tiled areas and an impressive range of NEFF appliances, including a built-in coffee machine, double oven and plate warmer. Further features include an induction hob, boiling water chrome Quooker tap and integrated dishwasher, with additional space for a freestanding fridge freezer and wine cooler. Open to the dining area, the kitchen creates a welcoming and sociable environment, perfectly suited to both everyday family life and entertaining. Bi-folding doors provide direct access to the rear garden, allowing plenty of natural light to fill the space and creating a seamless transition between indoor and outdoor living. Whether enjoying family meals or hosting friends, this is a wonderful space in which to relax and socialise.

A useful separate utility room offers additional storage and space for laundry appliances, helping to keep the kitchen neat and organised while providing valuable everyday practicality.

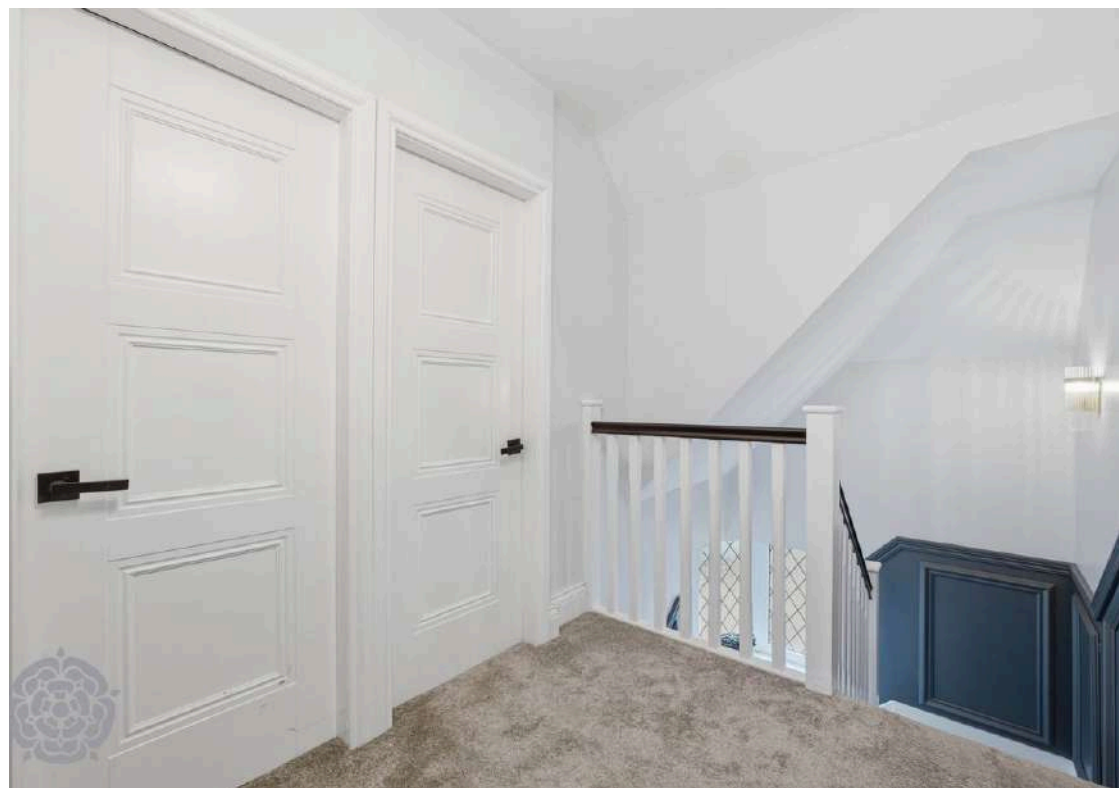




Bedrooms & Bathroom

The first floor comprises three well-proportioned double bedrooms, all of which feature fitted wardrobes, offering ample storage and comfortable accommodation for both family and visiting guests. The property also benefits from granted planning permission for an extension, which would create an impressive principal bedroom suite incorporating a luxurious en-suite bathroom and walk-in wardrobes. The approved scheme further provides for a contemporary family bathroom, presenting an excellent opportunity for the new owner to expand and enhance the existing living space. The current family bathroom is well-appointed, comprising a corner bath, separate walk-in shower, WC and wash basin. Combining practicality with modern styling, it caters perfectly to the needs of everyday family life, while the approved plans offer exciting scope to create an even more luxurious and spacious bathroom in the future.







Externally

The enclosed gardens extend around the side and rear of the property, with extensive lawned areas complemented by a variety of spaces for relaxing and entertaining. Divided into separate sections, the gardens offer flexibility for both family life and outdoor enjoyment. A composite decked terrace provides an attractive spot for al fresco dining, while a separate fenced decked area offers a secure and practical space for pets. The garden room, currently arranged as a bar and benefiting from an electricity supply, creates a further area for socialising with family and friends. An outdoor kitchen with BBQ adds to the entertaining facilities, while a dedicated space for a hot tub presents the opportunity to create a relaxing outdoor retreat, with the surrounding countryside providing an appealing backdrop. Collectively, the gardens offer a wonderful balance of practicality, leisure and entertaining space, extending the home's appeal beyond its interiors.



Equestrian

A particularly appealing aspect of Brackley Farm is the extensive equestrian provision, with approximately 15 acres of land complemented by ten wooden stables and a sand school/menage. These established facilities provide an excellent foundation for horse owners and enthusiasts, while the sizeable acreage offers scope to accommodate a range of equestrian activities and potentially develop a more extensive operation, subject to the necessary planning permissions and consents. Set within a peaceful rural environment, the property presents a rare opportunity to combine spacious family accommodation with a dedicated equestrian lifestyle. The existing facilities and considerable landholding also offer exciting possibilities for those wishing to further develop the property's potential to suit their individual requirements.



Tenure

Freehold

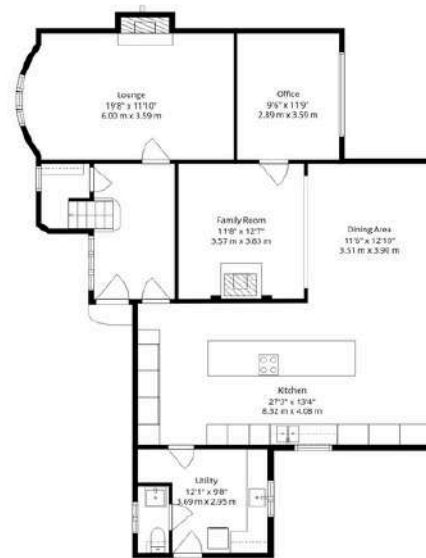
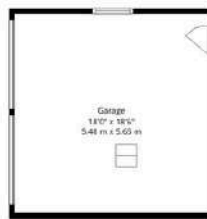
Council Tax

Local Authority - Salford

Council Tax Band - E

Annual Council Tax - £3,170.99





Ground Floor



First Floor

TOTAL: 2369 sq. ft, 220 m2

GROUND FLOOR: 1744 sq. ft, 162 m2, FIRST FLOOR: 625 sq. ft, 58 m2

EXCLUDED AREAS: FIREPLACE: 8 sq. ft, 1 m2, WALLS: 205 sq. ft, 20 m2



For Illustrative Purposes Only - Not To Scale. The Position And Size Of Doors, Windows, Appliances And Other Features Are Appropriate Only. Created On Behalf Of Miller Metcalfe By Northern Property Media. Accurate To 97%.



441 Warrington Road, Culcheth

T: 01925 762 083

E: culcheth@millermetcalfe.co.uk



Miller Metcalfe
PRESTIGE

SINCE 1891