



Arclid Cottage Farm Reynolds Lane

Sandbach

£1,250,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



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Sandbach

This exceptional Cheshire brick farmhouse, believed to date back to around 1830 in parts, offers a rare opportunity to acquire a home of immense character and charm. The property boasts an abundance of original features including exposed wood flooring and ceiling beams, seamlessly blended with modern comforts, and benefits from full planning approval to convert the existing agricultural building into a separate residential dwelling (planning reference 25/2199/FUL, Cheshire East Council).

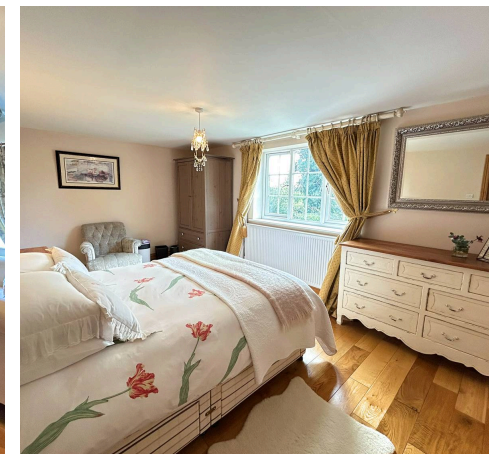
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Full planning approval in place to convert the existing agricultural building into a separate residential dwelling, planning reference 25/2199/FUL Cheshire East Council
- Offering an abundance of character and original features
- Some of the property Dates from approximately 1830 and has been Extended over the years
- Three reception rooms offering a variety of uses
- Kitchen diner with large AGA
- Five double bedrooms and three bathrooms over two floors
- Top floor is designated to a master bedroom suite including large en-suite shower room and a dressing room
- Set back behind a five bar timber electric gate to reveal extensive parking and two garages
- Paddock of approximately half acre and separate agricultural barn



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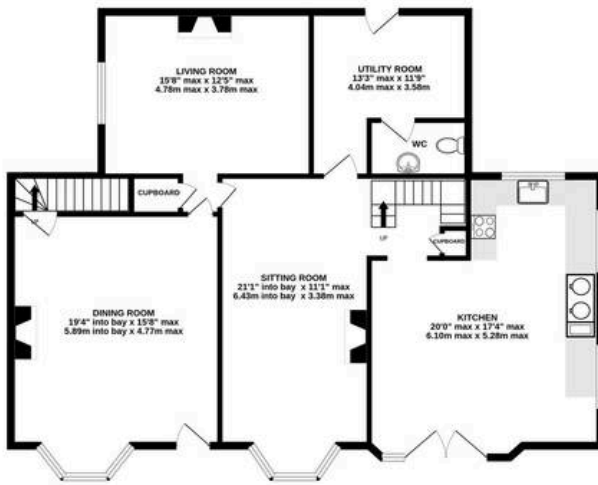
Accommodation is arranged over three floors, with the ground floor comprising three versatile reception rooms that provide ample space for entertaining, relaxing, or working from home. The kitchen diner is the heart of the house, featuring a large AGA and plenty of space for family gatherings. To the upper floors, five generously proportioned double bedrooms and three bathrooms are arranged, ensuring comfort and privacy for all members of the household. The top floor is dedicated to a luxurious master suite, complete with a spacious en-suite shower room and a well-appointed dressing room. The property is approached via a five bar timber electric gate, which opens onto an extensive driveway with parking for multiple vehicles and access to two garages.

The outside space is equally impressive, offering both tranquillity and versatility. The property sits within beautifully maintained gardens, providing a picturesque setting for outdoor entertaining or simply enjoying the peaceful surroundings. A paddock of approximately half an acre (ideal for hobby farming pursuits) extends beyond the formal gardens, giving a sense of rural seclusion while remaining highly accessible. In addition, the property includes a separate agricultural barn, which presents further potential for storage, workshops, or conversion (subject to the necessary consents). The grounds are bordered by mature hedging and established trees, ensuring privacy and a wonderful outlook across open countryside. This is a rare opportunity to secure a historic home with significant scope for further enhancement, set within a generous plot in a highly desirable Cheshire location.

Arclid Cottage Farm is located down a private drive just off Reynolds Lane. Sandbach is a pleasant, historic market town located in South East Cheshire. It has very efficient communications within close



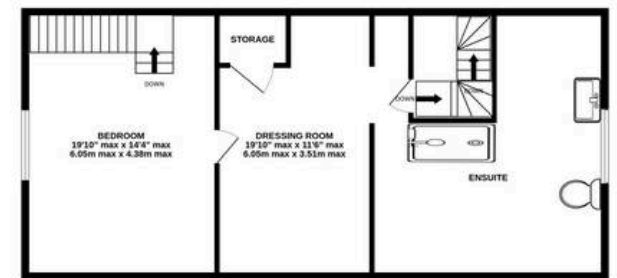
GROUND FLOOR
1241 sq.ft. (115.3 sq.m.) approx.



1ST FLOOR
1019 sq.ft. (94.7 sq.m.) approx.



2ND FLOOR
859 sq.ft. (79.8 sq.m.) approx.



TOTAL FLOOR AREA : 3120 sq.ft. (289.8 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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