

STEPHENSON BROWNE

Newcastle Road, Betchton, Sandbach

CW11 2TQ

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Guide Price £1,000,000

DESCRIPTION

Randle Rode Farm is a remarkable Grade II* Listed 17th-century country estate, set within approximately 15.37 acres of picturesque Cheshire countryside and offering exceptional equestrian facilities, a private lake, woodland and beautifully characterful accommodation extending to approximately 3,836 sq ft.

Cherished by the current owners for 22 years, this distinguished timber-framed farmhouse is approached via an impressive tree-lined driveway, creating a wonderful sense of arrival. Steeped in history and heritage, the property combines period architecture and unique Tudor and Venetian influences with versatile family living.

The accommodation includes a well-appointed country kitchen with integrated appliances and ample space for a large dining table, with direct access to the terrace and gardens. The impressive formal drawing room is a particular highlight, featuring a rare historic minstrel gallery, rich timber detailing and an abundance of natural light. Further reception space includes a charming dining room and adjoining cosy sitting room.

There are five generously proportioned bedrooms, each retaining individual character and













period features, complemented by thoughtfully designed bathrooms with attractive period-style fittings and luxurious free-standing baths.

The exceptional grounds provide a superb lifestyle opportunity, incorporating a private lake, enchanting woodland and extensive paddocks. For the equestrian enthusiast, Randle Rode Farm offers excellent facilities including stables, post and rail paddocks and a menage/arena.













ROOM DESCRIPTIONS

Situated in the desirable semi-rural location of Betchton, just outside the historic market town of Sandbach, the property enjoys the tranquillity of the Cheshire countryside whilst remaining exceptionally well connected. Sandbach Railway Station is approximately 2 miles away, Crewe Mainline Station approximately 6 miles, and Junction 17 of the M6 around 3 miles away. Manchester Airport is also readily accessible.

A rare opportunity to acquire a prestigious and historic country estate offering exceptional character, privacy, equestrian facilities and approximately 15.37 acres, all within convenient reach of major transport connections and the amenities of Sandbach.

Tenure
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

AML Disclosure
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Why Choose SB Sandbach To Sell Your Property?
We have been operating in the town for over 15 years, and in recent times have consistently been the market leaders. Our experienced team are dedicated in achieving the best price for you and giving you the best service possible. If you would like a FREE market appraisal, please call us on 01270 763200 opt 1 to arrange a no-obligation appointment.

Kitchen / Breakfast Room
21'5" x 18'4"













Sitting Room
27'11" x 17'10"

Dining Room
18'9" x 17'3"

Snug
18'9" x 14'7"

Mezzanine
18'4" x 11'5"

Bedroom One
14'9" x 12'5"

Dressing Room
9'3" x 6'11"

Bedroom Two
16'5" x 10'11"

Dressing Room
9'8" x 6'5"

Versatile Room
18'0" x 12'0"

Bedroom Three
14'7" x 12'4"

Bedroom Four
16'7" x 14'0"

Bedroom Five
15'0" x 8'9"

Garage
20'0" x 18'9"

Workshop
18'10" x 8'10"

Stables
5.28 x 3.4, 3.46 x 3.39, 3.47 x 3.4, 3.47 x 3.4, 3.47 x 3.4m

















































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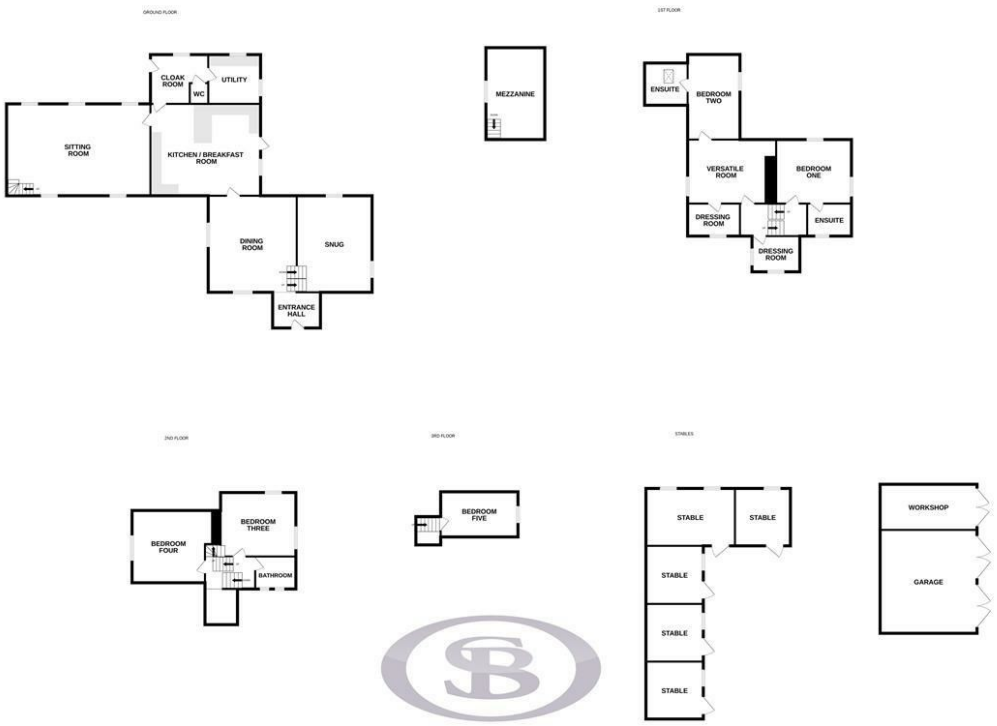
Viewing

Please contact our office using the details provided below if you are interested in booking a viewing or require further information.





Floorplans



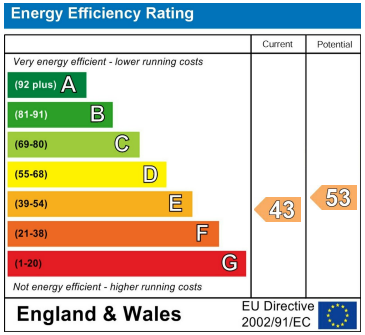
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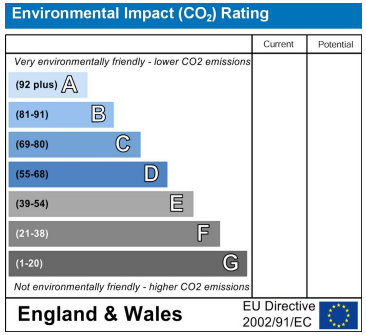
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



EPC Rating





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