

Lewis
King



Little Hind Heath Farm, 46 Hind Heath Road, Sandbach, CW11

£895,000





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Sandbach, CW11 3LY

- Handsome 6-Bed Victorian Home: Substantial period property packed with character, high ceilings, and double-glazed sash windows.
- 0.77-Acre Grounds: Expansive, private gardens featuring multi-tiered Indian stone terraces, sweeping lawns, and a tranquil woodland backdrop.
- Approved Planning Permission (24/2028C): Outstanding scope with approval already in place for two 5-bedroom detached executive properties.
- No Onward Chain: Offered chain-free for a fast and hassle-free transaction.
- 12-Metre Open-Plan Kitchen: Spectacular social hub with granite tops, central island, underfloor heating, and adjoining garden room.
- Extremely Versatile Layout: Includes two grand reception rooms, master en-suite, home office space, cellar, utility rooms, and a double tandem garage.
- Prime Sandbach Location: Edge-of-town setting just 1 mile from M6 (J17), close to top local schools and direct rail links to Manchester and London.

Little Hind Heath Farm is an impressive 1850s Victorian residence set within expansive grounds extending to approximately 0.77 acres. Combining period elegance with tastefully updated interior spaces, this substantial six-bedroom home offers exceptional family living against a peaceful woodland backdrop. In addition to its appealing character, the property is offered CHAIN FREE and comes with the significant advantage of approved planning permission for two five-bedroom detached properties on the plot as part of Planning Reference: 24/2028C, presenting an outstanding opportunity for buyers, developers, or investors alike.



Location

Ground Floor

First Floor

External & Grounds



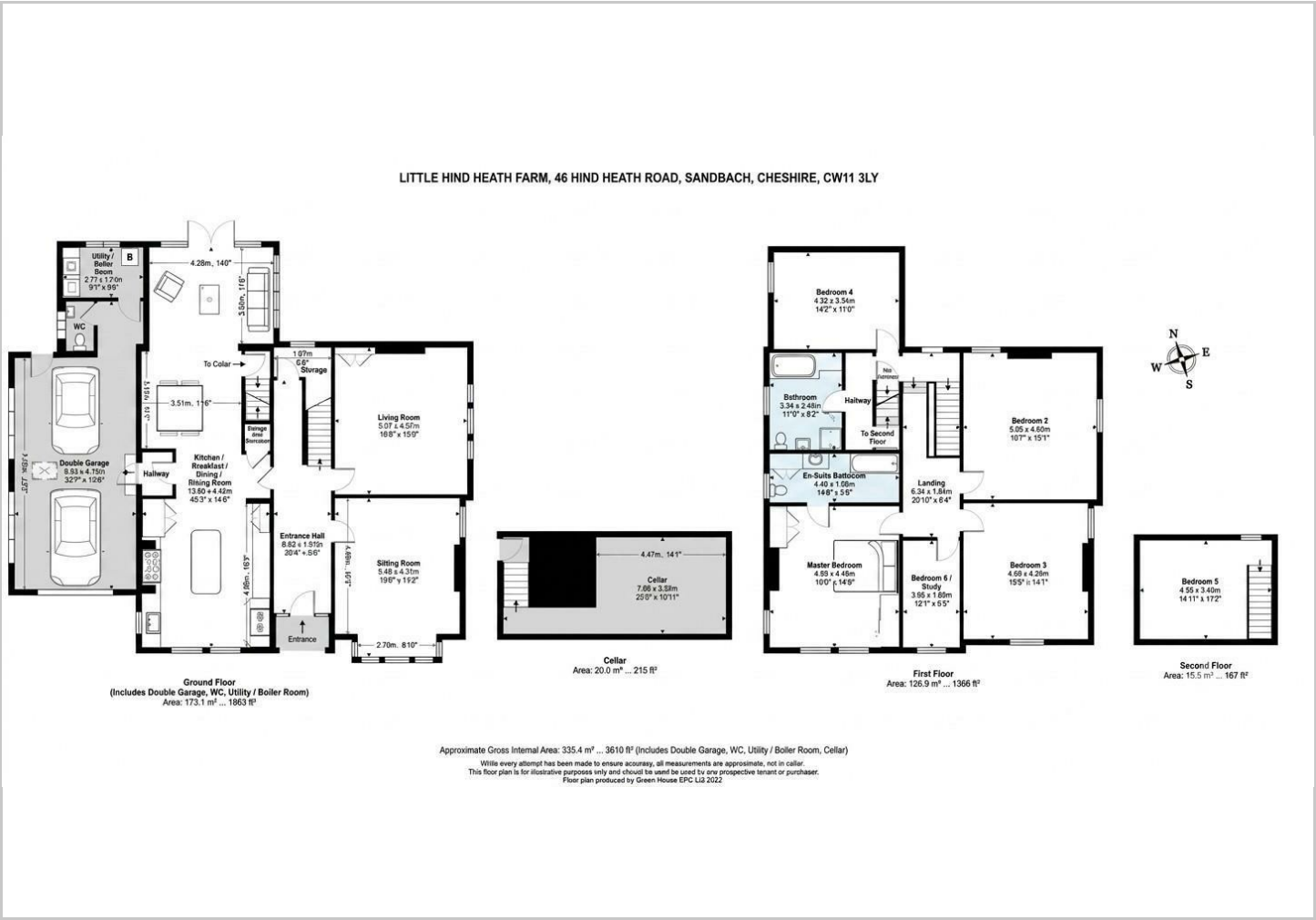


Directions





Floor Plans

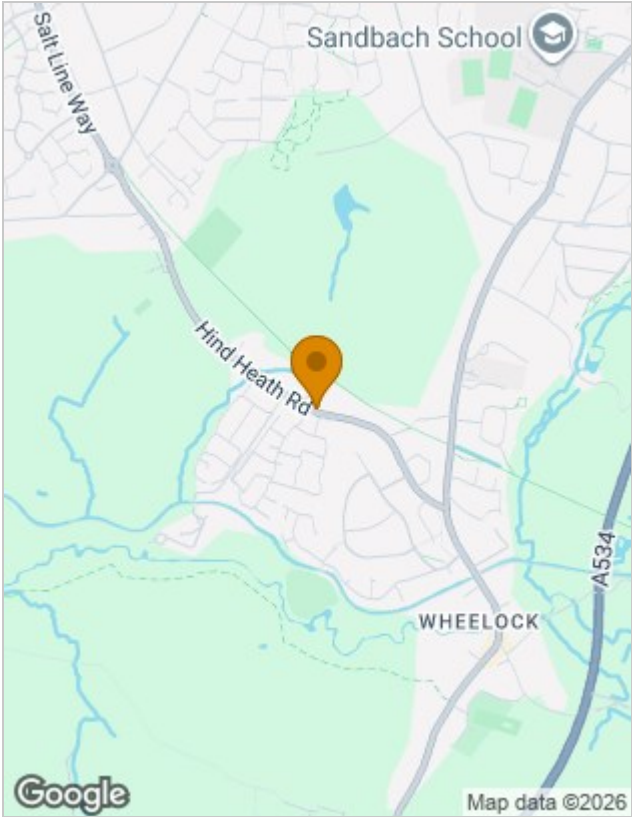


Viewing

Please contact our Sandbach Office on 01270 353753 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

