



COOKS PIT FARM

Woodhey Lane, Faddiley, CW5 8JJ



A SUBSTANTIAL VICTORIAN FARMHOUSE

With extensive outbuildings and approximately 3.61 acres, offering significant scope for renovation with further land available by separate negotiation.

			EPC
7	1	3	E

Local Authority: Cheshire East

Council Tax band: G

Tenure: Freehold

Services: Mains water and electricity. Oil-fired central heating. Private drainage via septic tank (not compliant with current regulations)

Offers In Excess of £850,000



A rare opportunity to acquire a traditional Victorian farmhouse, formerly part of the Peckforton Estate, occupying a private rural setting and offered to the market for the first time since 1947.

Extending to over 5,000 sq ft and arranged over three floors, with cellars below and a substantial range of outbuildings, the property represents an increasingly rare opportunity to acquire a house of scale with genuine potential to create a bespoke country home.

Constructed in brick beneath pitched roofs, the farmhouse displays characteristic Victorian features including prominent chimneys, gables and cast metal windows with wooden frames, all reflecting its origins as part of the wider Peckforton Estate.







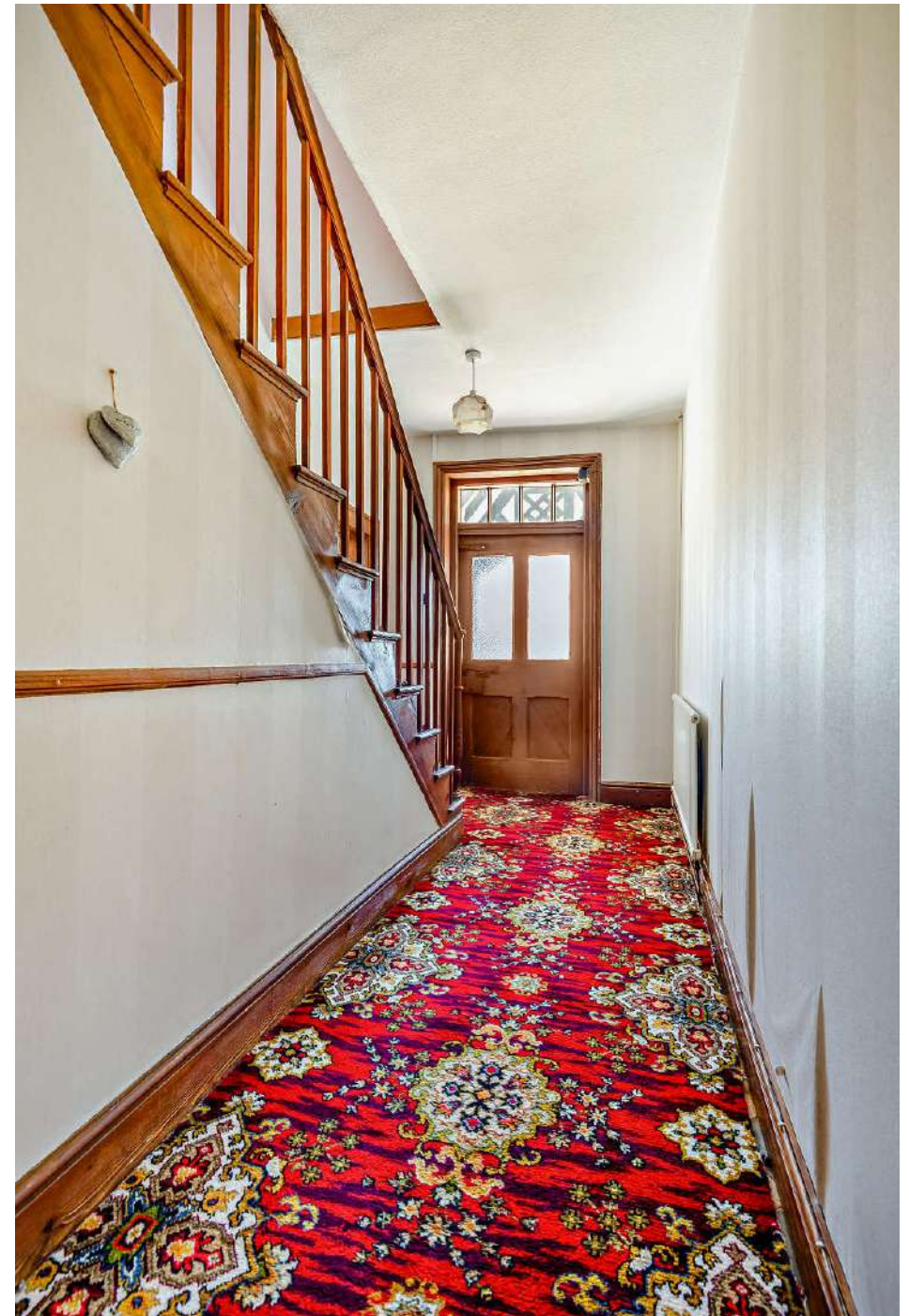


THE PROPERTY

The house provides extensive accommodation arranged over three floors, with additional cellar space beneath. The overall layout offers considerable flexibility, both in terms of internal arrangement and future enhancement. Internally, a number of original features remain, including exposed beams, brick fireplaces and traditional joinery, which serve as a strong foundation for restoration.

The principal reception rooms are well proportioned and enjoy views across the gardens. These spaces provide a combination of formal and informal living areas and offer clear potential to be reconfigured or opened up to suit modern preferences. The kitchen sits to the rear of the house and is of a traditional arrangement. Whilst functional, it would now benefit from a comprehensive update, with scope to create a larger, more contemporary living space, subject to the necessary consents.

To the upper floors, there are a number of bedrooms of good size, providing flexibility for family accommodation or guest use. The scale of the house allows for the creation of a principal suite alongside additional bedrooms if required.







The second floor includes further rooms arranged within the roof space with unencumbered head room, characterized by exposed timbers and reduced ceiling heights, offering additional accommodation or for alternative uses.

OUTBUILDINGS

One of the defining features of the property is the extensive range of traditional brick outbuildings including barns, stabling, workshops and stores, arranged around the main house in a classic farm courtyard formation. These buildings contribute significantly to the overall offering and provide a wide range of potential uses, whether for storage, workspace or conversion, subject to the necessary consents.

It should be noted that the larger agricultural buildings visible beyond the immediate curtilage are not included within the sale.





GARDENS AND GROUNDS

The property extends to approximately 3.61 acres, comprising formal garden areas and paddock land. The gardens surrounding the house are laid predominantly to lawn and are bounded by established hedging, providing a good degree of privacy. The adjoining paddock offers useful grazing land, well suited to equestrian or smallholding use. Further land may be available by separate negotiation for those seeking a larger holding.

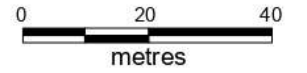
LOCATION

Cooks Pit Farm is situated within the rural hamlet of Faddiley, enjoying a quiet yet accessible position within the South Cheshire countryside. The nearby market town of Nantwich provides a comprehensive range of amenities including independent shops, supermarkets, schooling and leisure facilities. The area is well known for its attractive landscape and accessibility, with road connections to the wider region. What3words: attaching.beamed.tidy





Mast (Telecommunication)



Woodhey Barn

The Barnhouse

Cooks Pit Farm

Cooks Pit Barns

Pond

91.4m

90.5m

Location SJ 584 522

Scale 1:1,250 @ A4

Drawing No. ZAA28627-01

Date 25.06.26



Total Area

1.46 ha

(3.61 ac)

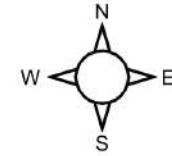
Cooks Pit Farm

Faddiley



Based on Ordnance Survey 1:2,500 mapping with the permission of the Controller of HMSO © Crown Copyright Licence No. VA 100033416

Cooks Pit Farm, Woodhey Lane, Faddiley, Nantwich
Approximate Gross Internal Area
Main House = 5054 Sq Ft/469 Sq M
Double Garage = 457 Sq Ft/42 Sq M
Outbuilding = 2643 Sq Ft/246 Sq M
Total = 8154 Sq Ft/757 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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