









Brode Hall Farm, Salters Lane

Lower Withington

A quintessential Georgian farmstead in a wonderful rural location, with a beautifully modernised 4300 square foot farmhouse standing within delightful gardens and grounds, and with a substantial range of traditional brick and portal framed outbuildings and a bothy/cottage, boasting formal gardens, paddocks, woodland and an orchard, in all about 9 acres or thereabouts.

Council Tax band: H

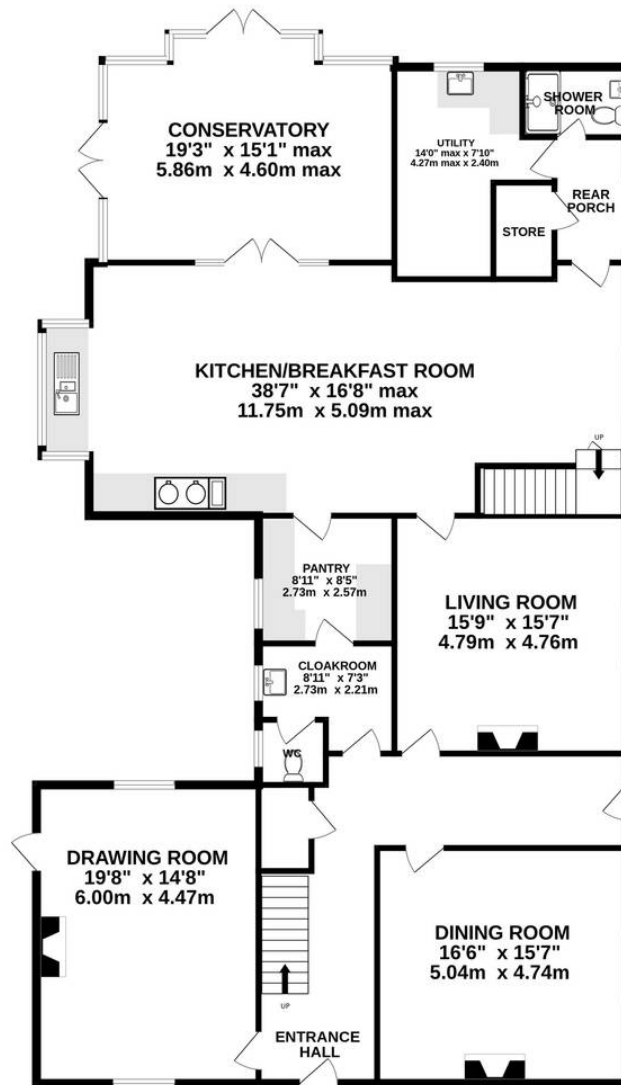
Tenure: Freehold : Oil fired central heating : Drainage to a private septic tank (non compliant to 2020 regs).

- Superb Georgian country house with exceptional outbuildings and land, in all just over 9 acres
- Beautifully refurbished house, 4300 square feet, five reception rooms, three bathrooms and four bedrooms
- Excellent range of traditional brick and portal framed outbuildings
- Detached 900 square foot bothy/cottage with domestic office and gym/games room

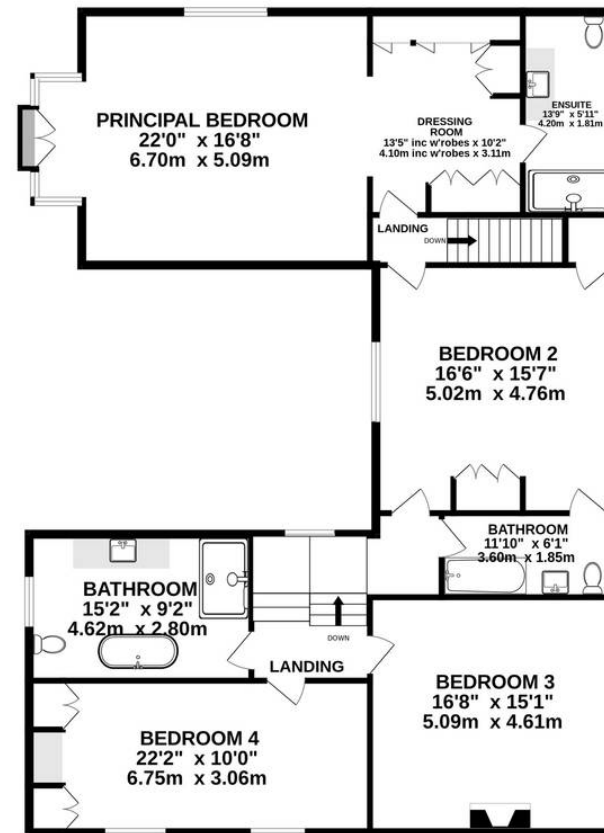




GROUND FLOOR
2347 sq.ft. (218.0 sq.m.) approx.



1ST FLOOR
1884 sq.ft. (175.0 sq.m.) approx.



TOTAL FLOOR AREA : 4230 sq.ft. (393.0 sq.m.) approx.

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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