







Bell Farm, Eaton, CW12 2NR

- Farmhouse & Outbuildings with approx 8.9 Acres
- Additional 9.2 Acres Available
- Nearly 8,900 Sq.ft in all
- An exceedingly rare opportunity

Bell Farm is an attractive early brick farmhouse occupying a wonderfully rural position, surrounded by open Cheshire countryside. Combining a four-bedroom family home with an exceptional range of agricultural buildings, established gardens and adjoining land, the property offers considerable versatility for those seeking a country lifestyle, equestrian facilities or scope for future development, subject to the relevant consents.

The farmhouse extends to approximately 1,835 sq.ft. and retains a wealth of original character throughout. Exposed beams, traditional latch doors, fireplaces and cottage-style windows sit alongside comfortable and practical family accommodation arranged over three floors.

The ground floor provides a choice of reception spaces. The principal living room is a particularly characterful room with exposed ceiling timbers and a brick fireplace with stove, while a separate family room provides a further relaxed living space. There is also a dedicated dining room and a useful study, allowing the accommodation to adapt easily for home working and family life.

The kitchen/breakfast room is generously proportioned and fitted with an extensive range of traditional timber cabinetry, complemented by a range-style cooker, Belfast sink and slate flooring. Windows overlooking the surrounding grounds reinforce the property's connection with its countryside setting.





Across the upper floors are four well-proportioned double bedrooms, many displaying exposed structural timbers and attractive views across the gardens and surrounding farmland. The substantial family bathroom is another distinctive space, featuring exposed beams, a freestanding roll-top bath and separate shower.

Externally, Bell Farm really comes into its own. The house sits amongst established gardens with generous lawns, mature planting and an orchard, creating an attractive setting immediately around the farmhouse. Beyond are paddocks and open land, with the property extending in all to approximately 8.9 acres.

A particularly significant feature is the extensive range of barns and outbuildings, providing approximately 7,148 sq.ft. of additional space. Together with the farmhouse, this creates a total floor area approaching 8,900 sq.ft. The buildings include substantial traditional and agricultural barns, former livestock accommodation, stores and further useful spaces arranged around the main yard.

For buyers with equestrian, agricultural, storage or lifestyle requirements, the scale and flexibility of these buildings is a considerable asset. Equally, they present an exciting opportunity for alternative uses or redevelopment, subject to the necessary planning permissions and consents.

The property also benefits from an existing planning permission relating to part of the outbuildings. Full planning permission, reference 12/2697M, was granted in July 2012 for the conversion of an outbuilding into two dwellings and is understood to be extant. Interested parties should satisfy themselves as to the current planning position and the precise extent of the permission.

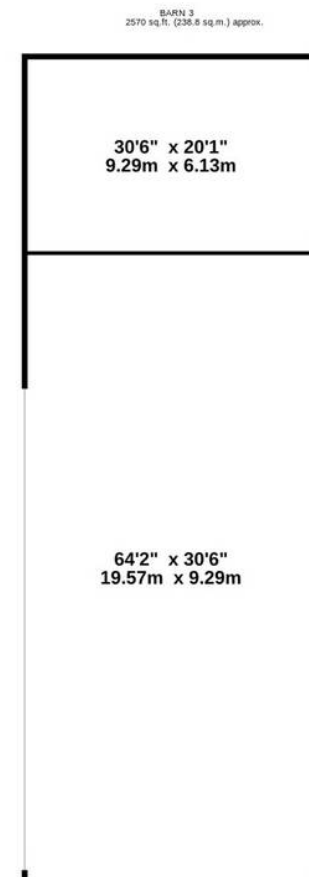
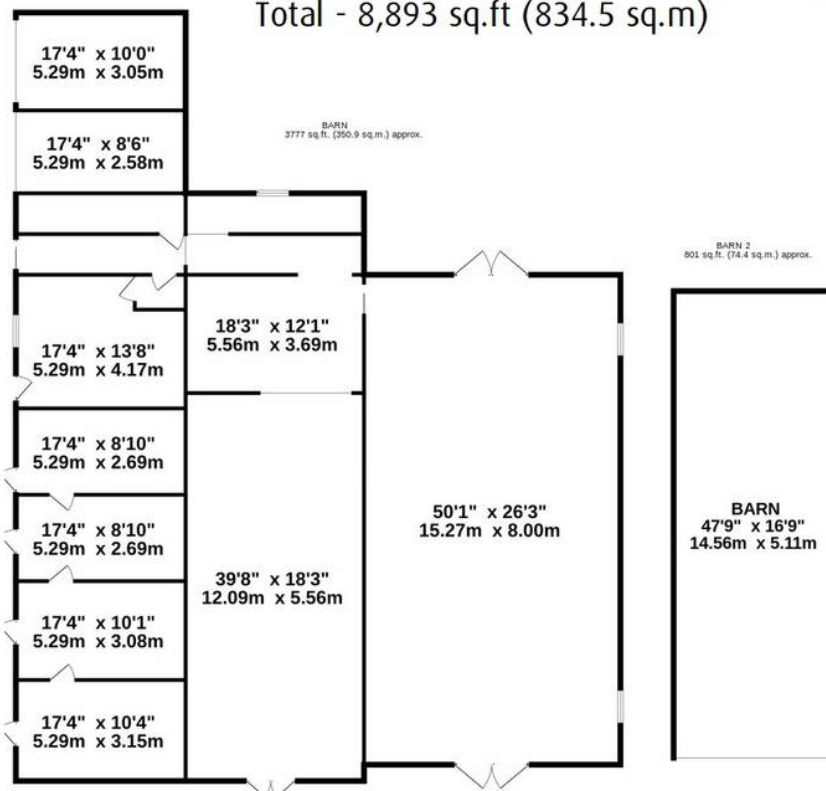
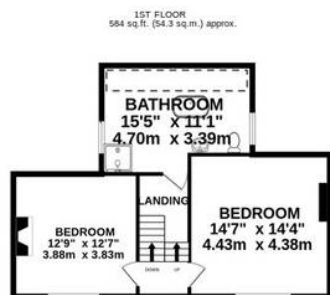
Despite its peaceful rural surroundings, Bell Farm remains well placed for access to nearby towns and villages, making it an appealing proposition for buyers wanting space and privacy without complete isolation. Starlink satellite connectivity further enhances its suitability for modern home working.

Further agricultural land extending to approximately 9.2 acres is available by separate negotiation at "Offers Over £150,000".









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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