

EMBER ESTATES



Nether Alderley, Cheshire

OIRO £16m.
Further land available,
subject to negotiation

Yarwoods Farm

Set within circa 3.5 acres of mature land, off a quiet country lane, Yarwoods Farm presents a very rare opportunity to build a 7,000 square foot contemporary country house in a prime Cheshire location.

The farmhouse itself is a striking 3 story, brick built construction in good standing, with sought after views over open fields towards Bollington Lane. Approached down a no-through country lane, the planning approval allows for a sweeping, tree-lined gravel driveway from a private entrance and Yarwoods Farm itself gifts the buyer with a number of impressive re-development options.



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Development Options:

There is the current 5 bedroom farmhouse, with its substantial extensions, which could be finished to give a striking family home complete with exposed oak beams and open fireplaces. Current accommodation stands at c3,500sf plus an additional 1,000sf in garaging, tack room and stables (requires completion).

Further to this is the approved planning permission for 7,000sf of thoughtfully planned space, blending Cheshire heritage with contemporary living, creating a bespoke family home of historic value.

The ground floor plan leads with a spacious hallway, cloakrooms, laundry/utility, through to a large front to back lounge complete with open fire and garden access. The kitchen is open to the centre of the home with a further dining room, plus games room and study, to be re-purposed if the buyer should wish.

The first floor plans allow for a 700sf, dual aspect master bedroom suite with spectacular views, complemented by a spacious dressing room though to a luxury en-suite bathroom. Bedrooms 2 and 3 benefit from their own en-suite bathrooms, whilst on the second floor are bedrooms 4 and 5 with a further bathroom.



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Externally

The property is surrounded by formal grounds with paved patio areas allowing for outside enjoyment of the new southerly facing rear aspect. The proposed landscaping blends lawned grounds with paddocks and is thoughtfully designed to take full advantage of the lake and surroundings.

To the front of the property is a room for a number of vehicles, turning circle with parking for several cars and garaging to suit.

Yarwoods Farm lies in an extremely sought after semi-rural location, well placed for access to Alderley Edge, Wilmslow, Macclesfield and surrounding areas. Alderley Edge is home to a number of boutiques, restaurants, fitness studios and bars and the local area is rich with National Trust properties and woodland walks. Proximity to main line train stations makes it an excellent commuter spot.



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Landscape Plan

Set in private grounds of 3.5 acres, comprising formal gardens and lawns, established woodland, trees, boundary hedges and orchard, the landscaping plan is designed to maintain the privacy of the farm and to shape the space around the proposed architecture.



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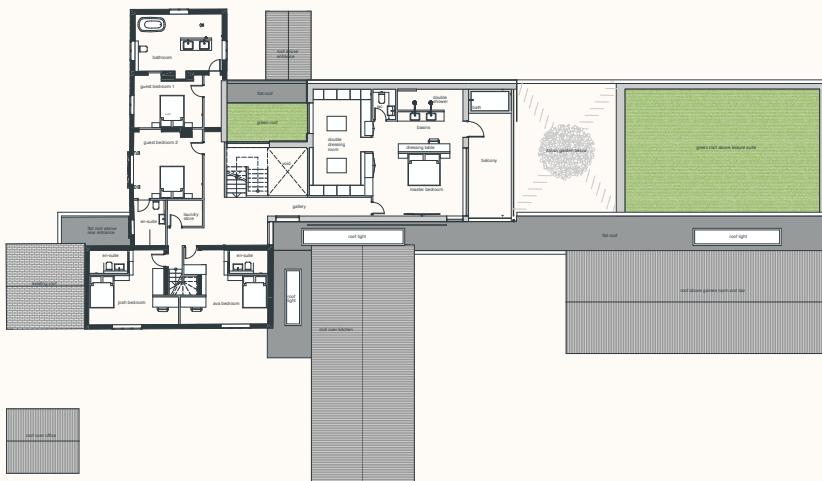
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Yarwoods Farm, Concept Scheme

GROUND FLOOR



FIRST FLOOR



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Yarwoods Farm, Concept Scheme

LANDSCAPE PLAN

Location:

Alderley Edge: 3 miles
Wilmslow: 5 miles
Macclesfield: 6 miles
Manchester Airport: 9 miles
City Centre: 19 miles

Alongside the current approved scheme, a contemporary super-home concept has been developed for the site by renowned local architects. Whilst this concept has no planning approval, it gives a discerning buyer an indication as to what may be achievable for Yarwoods Farm. Further details can be shared on request.

Yarwoods Farm: A truly unique opportunity to create one of the finest homes in the area.

