



Green Farm, Bradwall, Sandbach

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Green Farm Bradwall, Sandbach CW11 1RD

Full renovation or development opportunity consisting of a handsome red brick farmhouse and extensive outbuildings set in 5.48 acres in a sought-after Cheshire village

Sandbach 1.8 miles, M6 (J18) 2.6 miles, Middlewich 4.7 miles, Crewe 7.6 miles, Chester 28.9 miles, Manchester 29.9 miles, Liverpool 42.2 miles

Entrance hall | Sitting room | Family room
Drawing room | Kitchen | Dining room
7 Bedrooms | Family bathroom | Gardens
Two-storey barn | Single-storey outbuilding
Paddocks | Set in approx 5.48 acres | EPC: G

The property

Green Farm offers the opportunity to purchase a versatile farmstead, including a fine brick-built detached family home, a considerable brick-built L-shaped two-storey barn and separate single-storey outbuilding. The property retains many character features and is in need of full renovation, providing a wealth of opportunities for the successful purchaser.

The double fronted family farmhouse opens to a central entrance hallway, with a fine wooden turned stairway and a separate staircase further along. The accommodation flows through four charming and high-ceilinged reception rooms with peaceful views of the surrounding landscapes, including an 18 ft. drawing room, and a front facing family room and sitting room, all with feature fireplaces. Further is a formal dining room, and a kitchen area opening to a covered rear terrace.

The split landing provides access to a total of seven bright bedrooms with various fine period features. One of these is accessed through the good sized family bathroom.

Outside

Approached over a quiet country lane, the property's 5.48 acre wrap-around plot is bordered on all sides by lush countryside. There is ample space for parking, with the plot largely grassed with various fields, and mature trees and shrubs. There is a modest adaptable detached outbuilding/workshop, and a two-storey brick-built L-shaped barn totalling over 6,500 sq. ft. that provides potential for conversion to ancillary accommodation or otherwise, subject to the necessary consents.

Location

The property sits in an enviable position in the small rural village of Bradwall amongst open Cheshire countryside. The thriving towns of Sandbach and Middlewich are both within easy reach, offering a wide range of amenities, including shops, restaurants, schools and leisure facilities. Both Sandbach and Crewe offer regular rail services to London Euston, whilst the nearby M6 provides convenient road access to the major commuting cities of the Northwest, including Chester, Liverpool and Manchester and their airports.



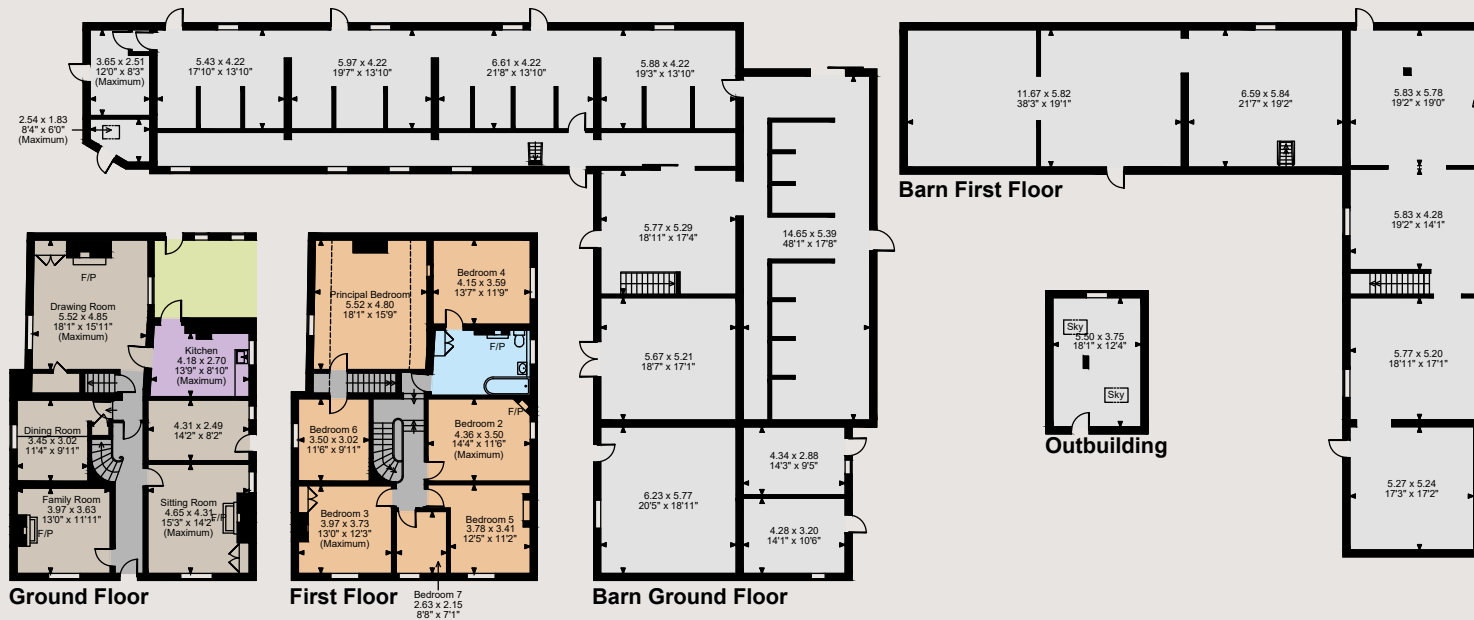
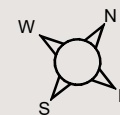


<p>This plan is for identification only and its accuracy can not be guaranteed.</p>	<p>Based on Ordnance Survey Landline 1:2,500 map with the permission of the Controller of HMSO</p>	<p>Green Farm</p>	<p>STRUTT & PARKER BNP FARMS GROUP</p>	<p>Land Management Department 37 Lower Bridge Street, Chester CH1 1RS Tel: 01244 354888 Fax: 01244 319690 e:chester@struttandparker.co.uk</p>
	<p>© Crown Copyright Licence No ES 100018525</p>	<p>Scale 1: 2,500 @ A4 LMD:Bradwall-280</p>		



Floorplans

Main House internal area 2,614 sq ft (243 sq m)
 Barn Building internal area 6,529 sq ft (607 sq m)
 Outbuilding internal area 222 sq ft (21 sq m)
 Total internal area 9,365 sq ft (870 sq m)
 For identification purposes only.



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

☐☐☐ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8617758/NGS

Directions

Follow SatNav to CW11 1RD.
 Alternatively use What3Words navigation to
 ///deeds.thundered.dawn

General

Local Authority: Cheshire East Council
Services: Services: Mains water and electricity.
 Private drainage via septic tank. We are currently investigating if the system complies with the general binding rules.
Council Tax: Band E
Fixtures and Fittings: All fixtures and fittings are excluded from the sale, but may be available by separate negotiation.
Tenure: Freehold
Guide Price: £675,000
Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.
Agents Note: There is an uplift clause, which is placed on the barns only. Should planning permission be granted for the residential conversion of the outbuildings within the next 30 years then 25% of the uplift in value will be paid to the owners or their beneficiaries.

Chester

The Coachworks, Northgate Street, CH1 2EY
01244 354880

chester@struttandparker.com
 struttandparker.com



Over 50 offices across England and Scotland,
 including Prime Central London



For the finer things in property.

