

WALLHILL FARM

ASTBURY



Andrew J Nowell
& Company

www.andrewjnowell.co.uk

WALLHILL FARM, SANDBACH ROAD, WALLHILL, ASTBURY, CW12 4TE

An extremely attractive extended and remodelled detached period farmhouse offering well balanced spacious family accommodation with high quality fittings throughout, mature gardens and side paddock.

- Double height reception dining hall
- 3 bathrooms (2 en-suite)
- Cloak room with wc
- Second floor playroom/games room/home office
- Principle drawing room
- Vaulted cellars
- Study
- Good sized secluded gardens with walled rear courtyard with detached double garage, brick outbuilding and log store
- Living breakfast kitchen
- Utility room
- Side paddock
- 4 bedrooms



Wallhill Farm occupies a highly desirable and sought after rural location in the area of Astbury enjoying wonderful open views across the surrounding countryside and within a short distance of the renowned equestrian centre of Somerford Park. The centres of Congleton, Alderley Edge, Knutsford and Wilmslow are within easy access where there are an excellent range of shopping, educational and recreational facilities with a wealth of quality restaurants. The motorway network system, Manchester International Airport, local and intercity rail links are within easy access.





Wallhill Farm has been carefully and tastefully extended and remodelled by the current owners with great care being taken to retain the original charm and character with the highest quality of fittings throughout. Features of particular note on the ground floor include the impressive double height dining reception hallway, oak turning flight staircase to the galleried landing. The principle drawing room has recessed brick fireplace with cast iron multi fuel stove. The bespoke living kitchen has solid traditional painted units from English Interiors with deep granite work surfaces. Utility room off, separate study and access off the kitchen to the vaulted cellars.

To the first floor there are four generous bedrooms, three bathrooms (2 en-suite) the sanitary ware is a tasteful balance of traditional contemporary high quality fittings and bespoke individual tiling. There is access to the second floor which could be converted into a games room, home office or self-contained suite. Internal features include natural oak flooring to the principle reception areas, bespoke natural oak slatted internal doors and exposed beams. There is UPVC double glazing throughout and a comprehensive heating system with underfloor wet system to the ground floor. Externally the property is approached via a gravel driveway to the rear walled courtyard providing excellent parking facilities and leading to a separate brick double garage. The gardens surround the property with lawns, trees, shrubs and hedging with adjoining side paddock.

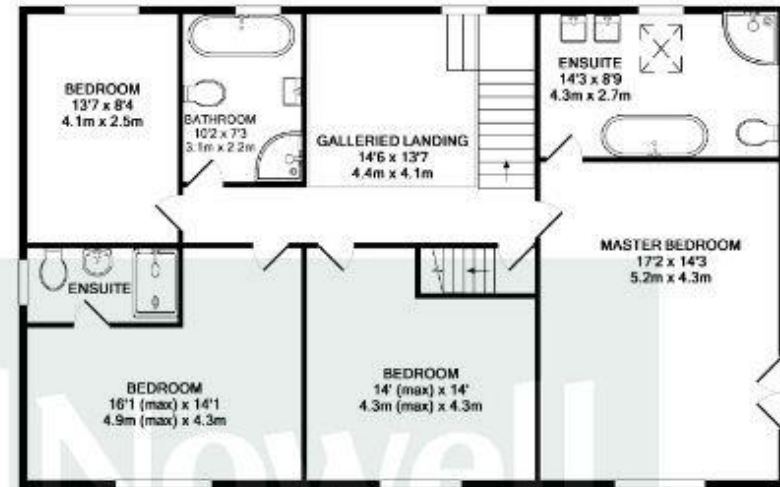
DIRECTIONS – CW12 4TE

From our Alderley Edge office proceed out of the village towards Congleton. Continue along Congleton Road (A34) into Congleton where it becomes Road Hill. It then becomes Clayton Bypass then West Road and eventually Sandbach Road. Continue along Sandbach Road for approximately a mile and Wallhill Farm will be found on the right hand side.

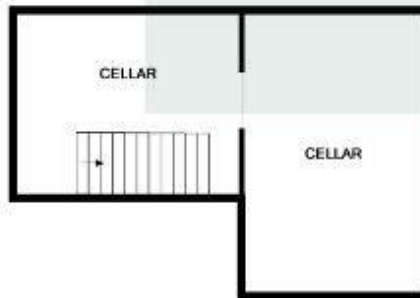




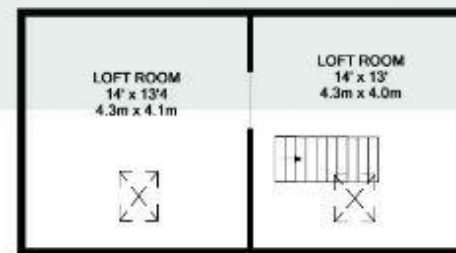
GROUND FLOOR
APPROX. FLOOR
AREA 1239 SQ.FT.
(115.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1127 SQ.FT.
(104.7 SQ.M.)



BASEMENT LEVEL
APPROX. FLOOR
AREA 325 SQ.FT.
(30.2 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 368 SQ.FT.
(34.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 3069 SQ.FT. (284.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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