

HENSHAW HALL FARM SIDDINGTON



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HENSHAW HALL FARM, HENSHAW LANE, SIDDINGTON, SK11 9JW

An extremely attractive Grade II listed detached farmhouse with attached cottage, extensive range of outbuildings and formal grounds and paddocks to approximately 13.66 acres with wonderful views across the surrounding countryside and hills beyond. Option to purchase additional land up to 116.90 acres subject to negotiation.

- Entrance hall
- Drawing Room
- Dining room
- Living kitchen with Aga open to breakfast room
- Utility Room
- Cloakroom/shower room
- Four generous bedrooms
- Two bathrooms (1 en-suite)
- Attached cottage
 - Kitchen
 - Living/dining room
 - Two bedrooms
 - Bathroom with wc
 - Integrated store room
- Extensive range of brick outbuildings.
- Further steel framed open outbuilding providing garaging.
- Formal tiered gardens with lawns, trees, shrubs and York stone flagged patios, the rest of the land is to paddocks and woodland to approximately 13.66 acres or thereabouts.

The Grade II listed building, with a date stone of 1674, is constructed in a mellow brick under a stone flagged roof with 19th century additions to the rear. Henshaw Farm originally formed part of the Adlington Estate and was acquired by the current owners. The property has been carefully maintained with great care being taken to retain the original charm and character.



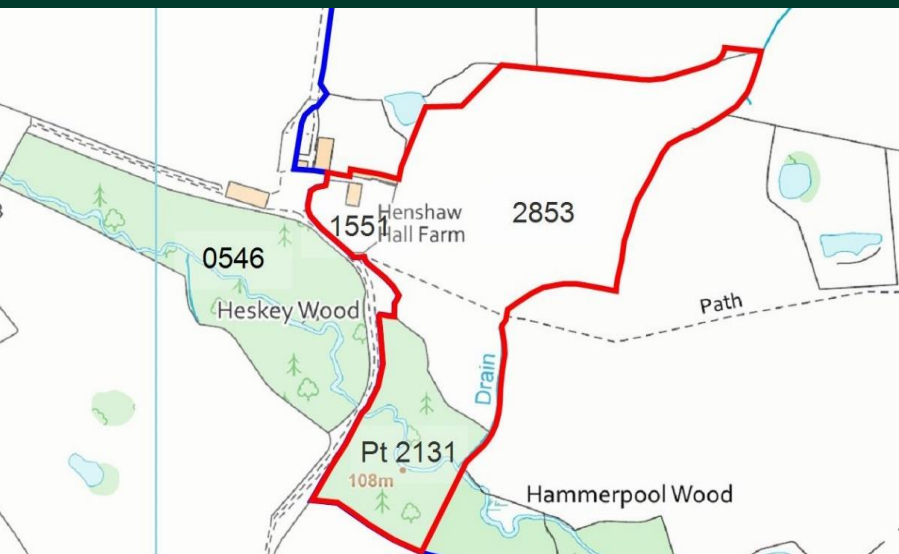


Henshaw Hall Farm occupies an idyllic elevated location at the end of a delightful private lane surrounded by its own grounds and woodland with far reaching views to The Cloud and the Macclesfield Hills. Siddington has wonderful walks, local church and renowned public houses nearby. The more comprehensive centres of Alderley Edge, Wilmslow and Macclesfield are within approximately 10 minutes' drive with 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 close at hand.

On the ground floor the principle drawing room has an impressive inglenook open fireplace, dining room with a marble fireplace. The living kitchen has traditional style units and Aga opening to the breakfast room, utility/rear porch and shower room. To the first floor there are four bedrooms, 2 bathrooms (1 en-suite). The separate attached cottage could be brought into the principle residence and currently provides a kitchen, living dining room, two bedrooms and a bathroom and integrated store room. Features of particular note include the open fireplaces, exposed beams and traditional style internal doors.

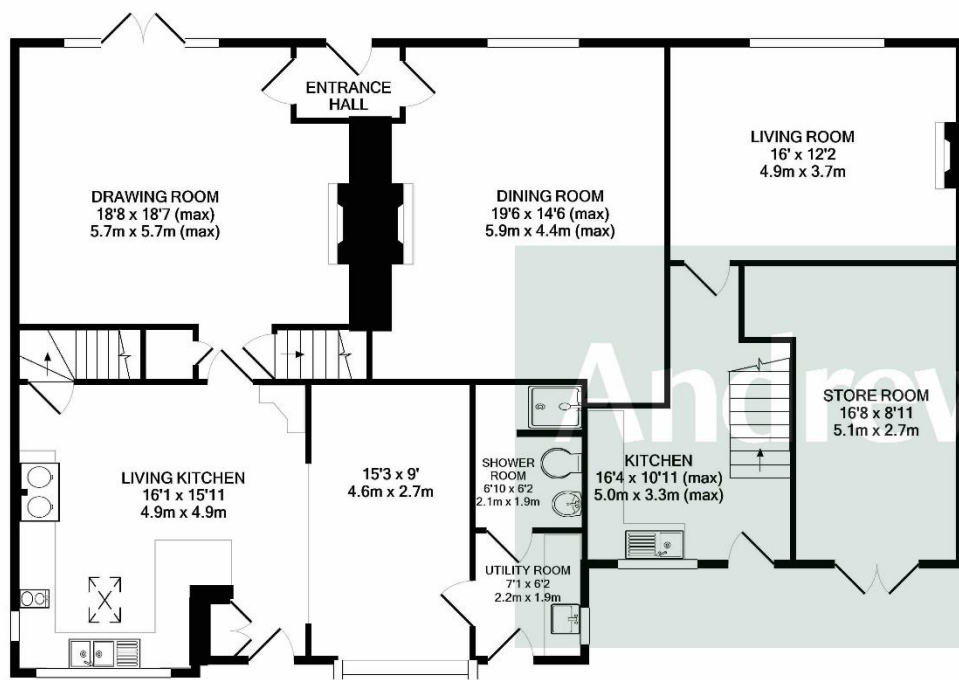


Externally the property is located at the end of Henshaw Lane where the elevated driveway leads to the property providing excellent parking facilities leading to a large steel framed outbuilding providing garaging facilities. There are an extensive range of brick outbuildings which could be converted into additional accommodation subject to the necessary planning consent. The charming formal grounds surround the property with lawns, trees, shrubs, brick walling and York stone flagged patios. The residue of the land is laid out to paddocks and woodland to approximately 13.66 acres or thereabouts. There are wonderful views across the surrounding countryside and hills beyond.

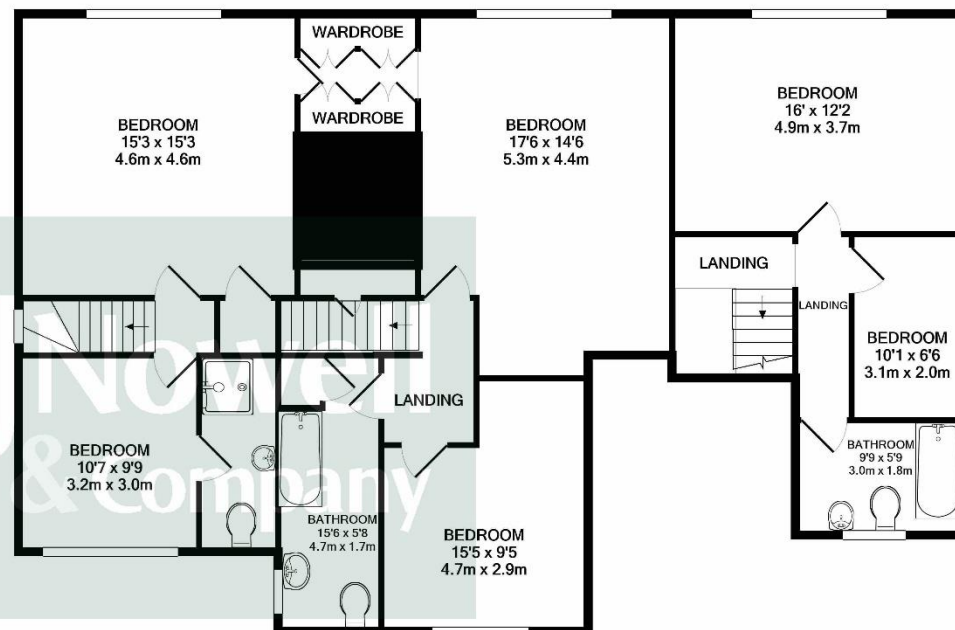


DIRECTIONS – SK11 9JW

From our Alderley Edge office head south along the main London Road (A34). At the Monks Heath traffic lights go straight across, past Capesthorpe Hall on your right and after a further 1.5 miles turn left into Pexhill Road (B5392). After approximately 1 mile turn right into Henshaw Lane. Continue to the end of Henshaw Lane bearing left at the end into the driveway of Henshaw Hall Farm.



GROUND FLOOR
APPROX. FLOOR
AREA 1635 SQ.FT.
(151.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1417 SQ.FT.
(131.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 3051 SQ.FT. (283.5 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 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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