

**Yarwoods Farm, Bollington Lane, Nether Alderley  
£1,495,000**



**Andrew J Nowell  
& Company**

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# Yarwoods Farm, Bollington Lane, Nether Alderley

## **AN IMPRESSIVE THREE STOREY PERIOD DETACHED FARMHOUSE WITH SUBSTANTIAL SIDE EXTENSIONS CONSTRUCTED REQUIRING INTERNAL AND EXTERNAL FINISHING SET IN GROUNDS OF APPROXIMATELY 3.5 ACRES OR THEREABOUTS. OUTBUILDINGS. (FURTHER LAND IS AVAILABLE BY SEPARATE NEGOTIATION)**

An impressive three storey period detached farmhouse with substantial side extensions constructed requiring internal and external finishing set in grounds of approximately 3.5 acres or thereabouts. Further land is available by separate negotiation. Oak framed covered porch, side brick covered porch, cloakroom, breakfast kitchen, family room, dining room, drawing room, study, conservatory, utility, 5 bedrooms, 2 bathrooms and a detached double brick garage.

Yarwoods Farm occupies a highly desirable and sought after semi rural location in the charming area of Nether Alderley with historic church and mill. Alderley Edge village is within a few minute's drive offering a good range of shopping, with stylish boutiques and fine restaurants. The area is renowned for its excellent local and private schooling; There are wonderful walks including The Edge a well known beauty spot of historical importance. The motorway network system is within easy access as is Manchester International Airport, local and commuter rail links to Manchester and London.

The current owner has obtained planning permission for a substantial extension to the side which has been constructed and requires external and internal finishing. Further planning permission for additional garaging has been implemented. This is undoubtedly a unique opportunity for a discerning buyer to complete the renovations and create an impressive and substantial home to their personal specification. Features of particular note include the exposed original beams, open fireplaces and polished oak internal and external doors. To fully appreciate the charm and appeal a personal inspection is highly recommended. Wonderful open views. (Application No. 05/2202P)

### **DIRECTIONS**

From our Alderley Edge office proceed out of the village on the main London Road (A34) in a southerly direction. Proceed past Nether Alderley Mill and after approximately 1½ miles continue straight across the roundabout and take the next turning right at the traffic lights into Bollington Lane. Turn right again into a continuation of Bollington Lane and after approximately ¼ mile the driveway to Yarwoods Farm will be found on the right hand side. Continue along the driveway bearing left into the courtyard by the garage block.

### **OAK FRAMED COVERED PORCH**

With natural oak front door.

### **SIDE BRICK COVERED PORCH**

With natural oak door, entrance vestibule with quarry tiled floor.

### **CLOAKROOM**

With low level wc with natural wood seat, wall mounted wash basin, central heating radiator, quarry tiled floor.

### **BREAKFAST KITCHEN 15'5 x 15'3 (4.70m x 4.65m)**

With natural oak parquet flooring in a herringbone style, natural oak traditional style base and wall units, granite worksurfaces, stainless steel one and a half bowl double drainer sink unit with mixer tap, Aga, Neff electric oven and 4 ring electric hob, integrated microwave and dishwasher, fridge with freezer below, exposed beams.

### **UTILITY ROOM 7'3 x 6'5' (2.21m x 1.96m)**

Quarry tiled floor and shelving.

### **FAMILY ROOM 15' x 14' (4.57m x 4.27m)**

With natural oak flooring, vaulted ceiling with exposed beams, cast iron multi fuel stove, central heating radiator, double French doors to rear stone flagged patio.

### **INNER HALL**

With natural oak parquet flooring in herringbone style, turning flight staircase to first floor, under stairs storage cupboard/half cellar.

### **DINING ROOM 15'4 x 13'8 (4.67m x 4.17m)**

With natural oak polished flooring, traditional style fireplace with brick inset, Door to conservatory, exposed beams. Central heating radiator.

### **CONSERVATORY 16'6 x 13'3 (5.03m x 4.04m)**

With quarry tiled floor. Central heating radiator. Hot tub power supply.

### **PRINCIPAL DRAWING ROOM 26' x 23'9 (7.92m x 7.24m)**

With exposed beams, magnificent deep stone fireplace with open grate and stone hearth (requiring completion). Parquet flooring. Timbered screens. Exposed brickwork.



**MAIN RECEPTION HALLWAY 18'5 x 10'5' (5.61m x 3.18m)**

Parquet flooring.

**STUDY 15' x 11'2 (4.57m x 3.40m)**

**UTILITY 9'3 x 6'6 (2.82m x 1.98m)**

Boiler/airing room off with wall mounted LPG central heating boiler and lagged cylinder.

Staircase from main hallway leading to

**MAIN LANDING/DRESSING ROOM 18' x 11' (5.49m x 3.35m)**

With vaulted ceiling with exposed beams.

**MASTER BEDROOM 23' x 18'5 (7.01m x 5.61m)**

With vaulted ceiling with exposed beams and trusses.

**EN-SUITE BATHROOM 17'8 x 11'7 (5.38m x 3.53m)**

With vaulted ceiling with exposed beams. Open fireplace.

First floor continued with access from the inner hall. Half landing with central heating radiator. Landing, exposed beams.

**BEDROOM TWO 15'5 x 13'3 (4.70m x 4.04m)**

With exposed beams, good range of built in wardrobes, central heating radiator.

**BEDROOM THREE 15' x 13'6 (4.57m x 4.11m)**

With exposed beams, central heating radiator.

**SECOND FLOOR**

Approached from the landing by a turning flight staircase. Half landing with central heating radiator. Upper landing.

**BEDROOM FOUR 15'2 x 13'8 (4.62m x 4.17m)**

With exposed beams, central heating radiator.

**BEDROOM FIVE 13' x 9'7 (3.96m x 2.92m)**

With central heating radiator, built in wardrobes. Exposed beam.

**BATHROOM**

With traditional fittings, panelled bath, mixer tap, shower fittings, low level wc, vanity wash hand basin with cupboard below, central heating radiator, exposed beam.

**DETACHED DOUBLE BRICK GARAGE 20'10 x 16'10 (6.35m x 5.13m)**

With door leading to

**DOUBLE GARAGE TWO 23'2 x 21' (7.06m x 6.40m)**

With electrically operated up and over door, light and power.

Adjoining the garages are:-

Tack Room (requiring completion), Stable One (requiring completion), Stable Two (requiring completion).

**OUTSIDE**

Outline planning permission was granted for the erection of a bungalow for a worker employed on horticultural holding in October 1975 within the grounds.

Yarwoods Farm is approached via a private driveway off Bollington Lane bearing right into a small courtyard area with substantial detached brick double garages. Formal grounds surround the property with stone flagged patio areas, adjoining paddocks, and orchard, the total land size is to approximately 3.5 Acres or thereabouts subject to clarification. Further land is available by separation negotiation. Rear conservatory.

With woodlands, orchard, wild paddocks, streams and 5 ponds, Yarwoods Farm would make a superb wedding venue, subject to the necessary planning permission.

All electrical appliances, the heating system and wiring have not been tested therefore we cannot verify whether they are in working order.

VACANT POSSESSION UPON COMPLETION

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