



Plum Tree Farm, Bradwall, Sandbach, Cheshire

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Plum Tree Farm

Bradwall, Sandbach, Cheshire, CW11 1RD

Development opportunity of a Grade II listed three-bedroom farmhouse with range of outbuildings and manège standing in around 9.62 acres of grounds

Sandbach 1.9 miles, M6 (Jct 17) 2.6 miles, Sandbach mainline station 3.1 miles, Crewe 7.8 miles, Stoke-on-Trent 16 miles, Manchester Airport 21 miles

Dining room | Sitting room | Conservatory
Kitchen | Three bedrooms | Bathroom
Outbuildings | Around 9.62 acres of grounds
2.46 acres of additional land available by negotiation | No upward chain | EPC rating G

The property

With light and well-proportioned accommodation, Plum Tree Farm offers extensive scope for either restoration or development, subject to the relevant planning consent. With a range of versatile outbuildings, the property stands centrally within extensive grounds in a convenient semi-rural location.

The accommodation flows from a central hallway with two primary reception rooms, both with open fireplaces, a kitchen with useful walk-in pantry and a conservatory. On the first floor three bedrooms are serviced by a bathroom.

Outside

Plum Tree Farm is approached via a sweeping single-track private driveway, which opens to a courtyard area at the rear of the house and beside the substantial two-story red-brick barn. Subject to the relevant planning consents, the barn provides a development opportunity for ancillary accommodation. Further outbuildings include an open-sided Dutch barn and two timber stable blocks.

Extending from the property are south-facing gardens, mostly laid to lawn, surrounded by three primary paddocks and a manège. In all around 9.62 acres.

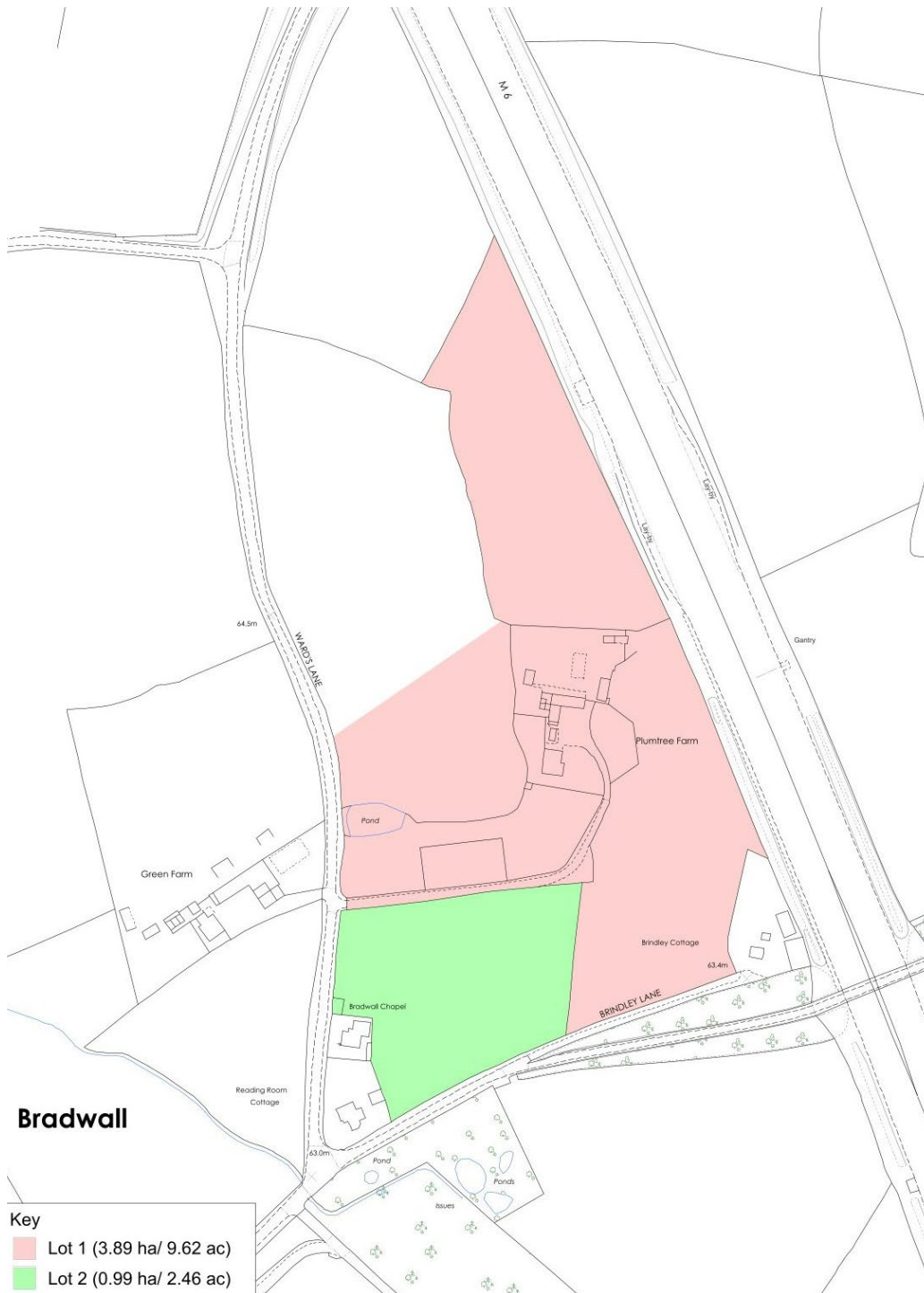
Across from the driveway is an additional 2.46 acre paddock available by separate negotiation.

Location

The property is situated amongst open Cheshire countryside near the village of Bradwall. It is equi-distant from the thriving towns of Sandbach and Middlewich, which both offer a wide range of amenities such as a variety of shops, restaurants, schools and leisure facilities.

Transport links are readily available within the vicinity such as the mainline railway line in Crewe, offering a direct line to London Euston that takes just over one and a half hours. The M6 motorway is within two miles of the property providing access to the major commuting cities of the North West including Chester, Liverpool and Manchester.





Plum Tree Farm
Main House internal area 1,969 sq ft (183 sq m)
Outbuilding internal area 4,546 sq ft (423 sq m)
Total internal area 6,515 sq ft (606 sq m)



Directions

what3words: guitar.special.circus

General

Local Authority: Cheshire East

Services: Mains water and electricity. Private drainage to a septic tank. Immersion water heater and electric storage heaters.

Council Tax: Band E

Fixtures and Fittings: Only items known as fixtures & fittings will be included in the sale.

Wayleaves, easements and covenants: The property is sold subject to any wayleaves, easements and covenants whether mentioned in these particulars or not. Estate Covenants apply, please contact the Estate Agents for further information.

Tenure: Freehold

Guide Price: £595,000

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