



HENSHAW HALL FARM
HENSHAW LANE, SIDDINGTON

JACKSON-STOPS 

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A SUBSTANTIAL, GRADE II LISTED, FOUR BEDROOM FARM HOUSE IN AN ELEVATED POSITION WITH ATTACHED TWO BEDROOM COTTAGE AND RANGE OF OUTBUILDINGS – ALL SET IN STUNNING GARDENS, WITH BREATHTAKING RURAL VIEWS OF THE PEAK DISTRICT

TWO FURTHER LOTS OF AGRICULTURAL LAND AND WOODLAND WITH LARGE AGRICULTURAL BUILDING – IDEAL FOR THE EQUESTRIAN BUYER

ALL LOTS TOTALLING JUST UNDER 19½ ACRES



LOT ONE - THE FARM HOUSE

- Entrance hall and separate shower room/WC
- Two reception rooms
- Large breakfast kitchen open-plan to the family room
- Utility room
- Four bedrooms (one en suite)
- Family bathroom
- Charming English cottage garden
- Attached two bedroom, one bathroom cottage with kitchen, living room and store room (potential to incorporate into main accommodation, subject to the necessary consents being obtained)
- In all approximately 4.34 acres
- Substantial brick outbuilding
- Steel-framed wooden-clad outbuilding, currently used as carports
- A further two Lots of agricultural land and woodland with large steel portal-framed building available by separate negotiation

LOT TWO

- Paddock extending to about 13.13 acres

LOT THREE

- Large steel portal-framed agricultural building (approximately 4,080 sq ft)
- Amenity woodland
- In all about 1.96 acres



DESCRIPTION - LOT 1

Henshaw Hall Farm House is a handsome Grade II Listed family home, constructed of mellow Cheshire bricks, surmounted by an attractive stone tiled roof. This substantial house enjoys the most picturesque and private location, enjoying the best of both worlds, being only 6 ½ miles from Alderley Edge and 7 ½ miles from Congleton, yet has an elevated rural position surrounded by its own land, with breathtaking rural views towards the Cloud and the Macclesfield hills.

Internally the house retains many charming original features and has an ideal layout for modern family living. An entrance hall leads to the two main reception rooms, both having exposed beams and feature fireplaces, the drawing room having French doors out onto the front stone terrace. The kitchen/breakfast room is generous in proportion and is open-plan to the family room, creating a large living/dining space. The kitchen has a traditional range of cream painted and burr oak wall and floor units with wooden and granite worksurfaces, with two oven AGA set into a brick fireplace recess. In addition, there is an electric oven, fridge, freezer and dishwasher built-in. An arch leads through to the family room with breakfast table, window seat and matching tiled flooring. Off the kitchen is the well-appointed utility room and shower room.





The first floor has four good-sized bedrooms with exposed beams, with the two front bedrooms sharing a large walk-in wardrobe. One bedroom has an en suite shower room, whilst the remaining bedrooms are served by a family bathroom.

Attached to the gable end is the cottage, with a kitchen and living room to the ground floor and two bedrooms and a family bathroom to the first floor. The cottage has a myriad of uses from producing an income, housing a dependant relative, working from home or could (subject to the necessary consents being obtained) be incorporated into the main body of the farm house. There are already connecting doors between the house and cottage on both the ground and first floors. The ground floor of

the cottage has a large store room which could, subject to the necessary consents being obtained, be incorporated into the main accommodation.

GARDENS & GROUNDS

The house is approached by a sweeping driveway leading to the side of the house, where a large tarmacadam parking and turning area lies to the front of the extensive outbuildings. The outbuildings consist of a large brick building, currently used as storage, with potential, subject to the necessary consents being obtained, to convert into ancillary accommodation. There is a large steel portal-framed wooden-clad building, currently used as a carport for numerous cars, but would make excellent stabling or an implement shed. A stone terrace abuts the front and rear of the house, with the gardens lying to both the front and the rear. The rear gardens enjoy the magnificent far-reaching rural views of the Macclesfield hills. The wide stone terrace that abuts the rear of the house leads to manicured lawns with pretty shrubs borders and specimen trees. The two further Lots make this house ideal for the equestrian buyer, with the added advantage of a 'Green Lane' to the gable end of the house allowing for endless hacking and dog walking.

LOCATION

Henshaw Hall Farm is located at the end of a quiet no-through lane in the highly sought-after village of Siddington, which stands just 5 ½ miles south of Alderley Edge. The Alderley Edge bypass provides excellent access to Manchester, the airport and beyond. The larger towns of Macclesfield, Congleton and Wilmslow are close by, all of which provide an array of day to day amenities. The North West motorway network is within easy reach, being just 9 ½ miles away. There are mainline rail links with direct access to London Euston from Macclesfield and Wilmslow, whilst for the international traveller, Manchester airport is just 13 miles away.





DIRECTIONS (SK11 9JW)

From Alderley Edge travel in a southerly direction towards Congleton, driving through Monks Heath traffic lights and passing Capesthorne Hall on the right hand side. Having passed Capesthorne Hall, proceed for about 1.5 miles, turning left onto the B5392 (Pexhill Road). Continue along the road for about 1 mile, bearing right into Henshaw Lane. Continue down the lane to the end, bearing right into the shared driveway of the farm house. Pass Henshaw House on your left hand side, bearing left into the driveway of the farm house.

PROPERTY INFORMATION

EPC Rating: E

Services: Mains electricity, water, drainage, oil fired central heating.

Agents' Notes

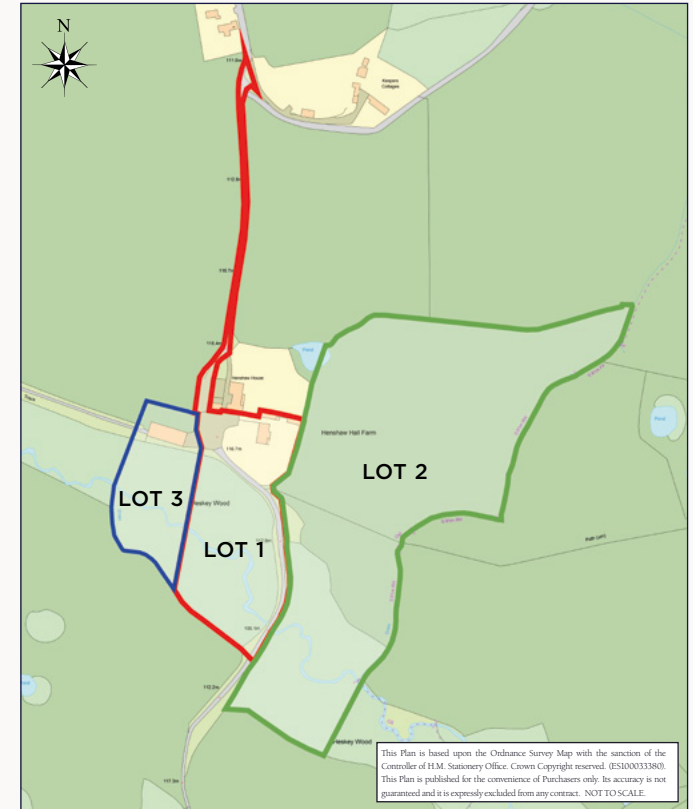
- A footpath runs across all three Lots.
- A 'Green Lane' runs over Lot One but is a good distance from the house
- Lots Two and Three will not be sold before a sale has been agreed on Lot One
- The driveway of Lot One has a right of access granted to Lot Two, Lot Three, Henshaw House and two other parties.
- Rights of access to Lots Two and Three will be granted over Lot One
- Stockproof fencing will be erected where indicated at the buyers of Lot Three's expense – contact Agent for further details

Local Authority: Cheshire East Council.

Telephone: 0300 123 5500.

Council Tax

- The Farm House: Band F. £2,614.61 payable for 2020/21.
- The Cottage: Band B. £1,407.87 payable for 2020/21.



Important Notice 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller. Brochure by wordperfectprint.com.

DISTANCES

ALDERLEY EDGE BYPASS 4½ MILES

WILMSLOW 9 MILES

M6 (J18) 9½ MILES

KNUTSFORD 10½ MILES

MANCHESTER 22 MILES

(DISTANCES APPROXIMATE)

SCHOOLS

THE KING'S SCHOOL 4½ MILES

TERRA NOVA SCHOOL 5 MILES

THE RYLEYS PREPARATORY SCHOOL

6½ MILES

ALDERLEY EDGE SCHOOL FOR GIRLS

6½ MILES

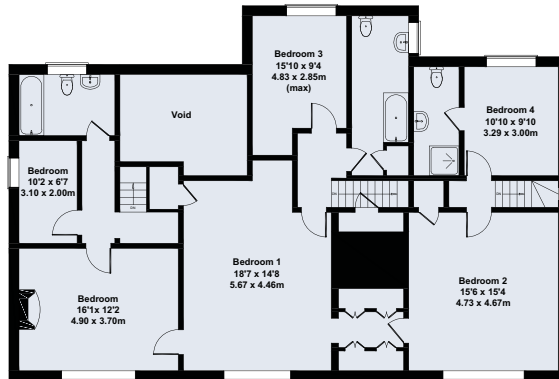
(DISTANCES APPROXIMATE)

HENSHAW HALL FARM, HENSHAW LANE, SIDDINGTON

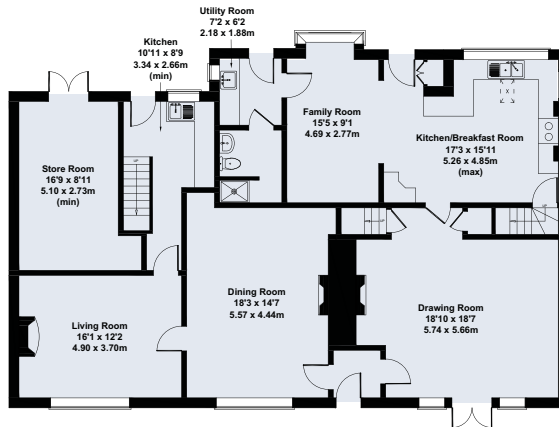
APPROX NET INTERNAL FLOOR AREA:

- HOUSE (LOT 1): 3052 SQ FT / 283.50 SQ M
- OUTBUILDINGS (LOT 1): 1792 SQ FT / 166 SQ M
- OUTBUILDING (LOT 3): 4,080 SQ FT / 379 SQ M

LOT 1



First Floor

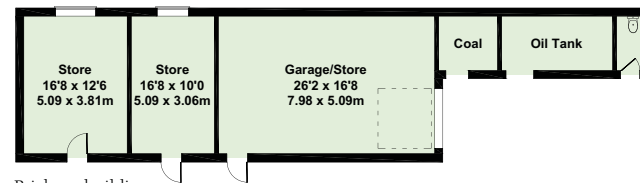


Ground Floor

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is NOT TO SCALE.



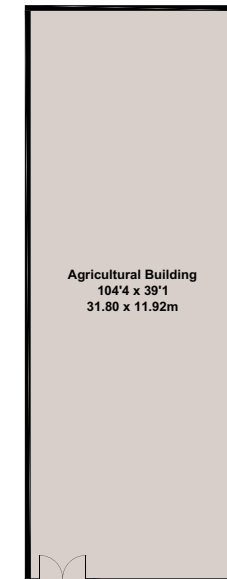
Wooden-clad outbuilding



Brick outbuilding



LOT 3



Outbuilding

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JACKSON-STOPS
PROPERTY EXPERTS SINCE 1910

