



A TRULY STUNNING CHESHIRE BRICK FARMHOUSE (WITH OUTBUILDINGS)

TANYARD FARM, PICKMERE LANE, PICKMERE, CHESHIRE, WA16 0JP

Freehold



**DATING BACK TO THE EARLY 1800S,
A TRULY STUNNING SUBSTANTIAL
CHESHIRE BRICK FARM HOUSE
(WITH OUTBUILDINGS) STANDING
IN APPROXIMATELY 3.5 ACRES.
DELIGHTFUL WELL STOCKED
GARDENS, STABLING & MENAGE.**

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ACCOMMODATION

- ◆ Kitchen ◆ Two sitting rooms ◆ Study ◆ Utility
- ◆ Garden Room ◆ Cellar ◆ Master suite with dressing room
- ◆ Four further bedrooms ◆ Family bathroom
- ◆ Outbuildings

MILEAGE

- ◆ Knutsford 4.5 miles ◆ Wilmslow 15.5 miles
 - ◆ Manchester 20 miles ◆ Manchester Airport 13.3 miles
 - ◆ Chester 26.2 miles ◆ Liverpool Airport 23.9 miles
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SITUATION

Pickmere is a charming rural village in the heart of the Cheshire countryside, annually hosting The Royal Cheshire Show. A small but pretty village with a population of circa 500 residents. Previously the winner of the best kept village market town in Cheshire. Pickmere is popular with those who enjoy tranquility and being close to nature.



DESCRIPTION

Tanyard Farm will capture the heart of any buyer who delights in the appeal of a traditional Cheshire Farmhouse dating back to the 1800s. The property has been lovingly upgraded sympathetically restoring all of the period features. The property is complimented by two brick built barns which are arranged in an "L" shape and adjoin an attractive cobbled area with wildlife pond.

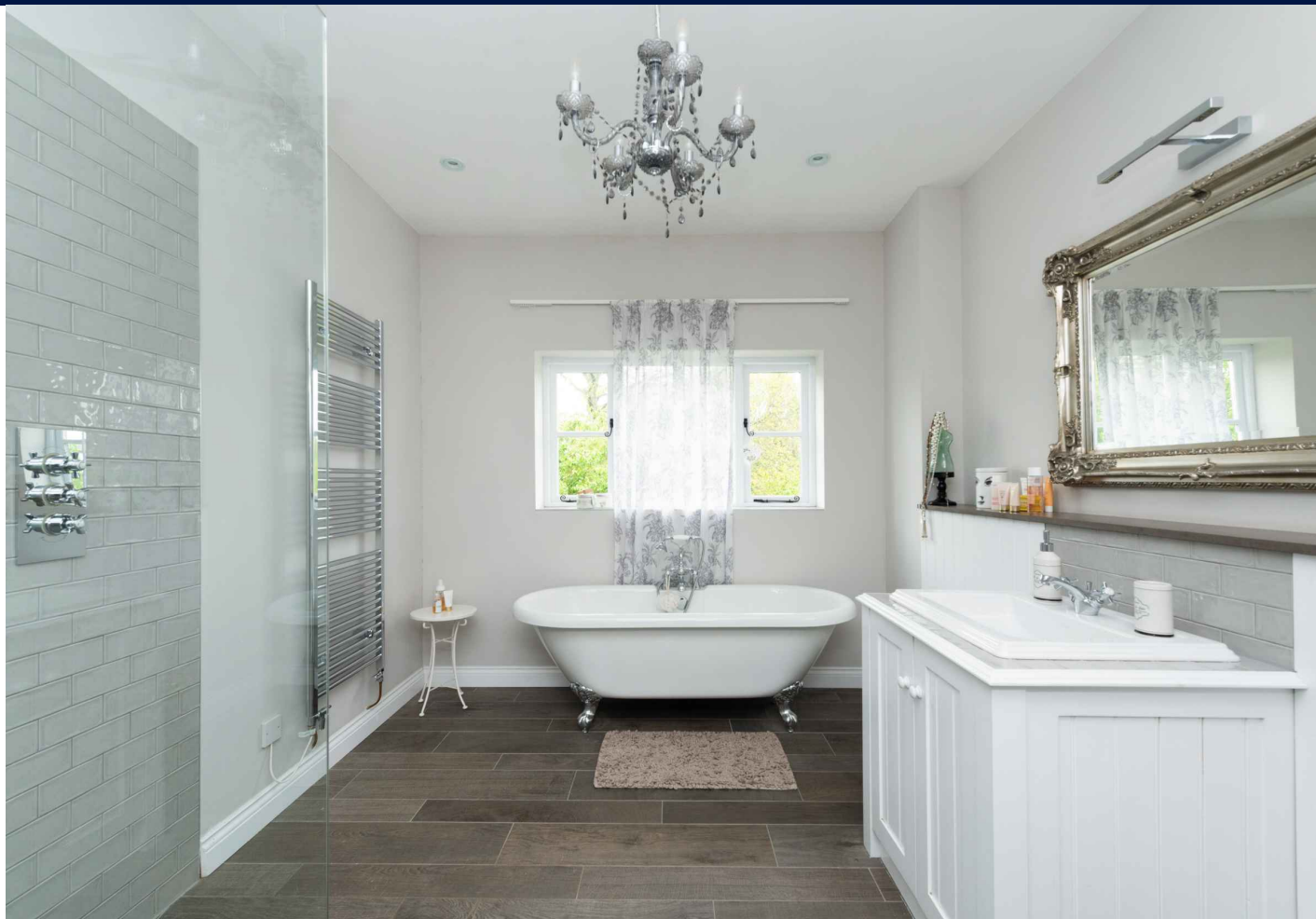
A york stone path borders the lawn to the front of the property with views onto the orchard, which has a variety of fruit trees including apple, pear, quince, damson, plum and mulberry.

The rear garden, which enjoys southerly aspect, includes a large lawn with well stocked borders enjoying open views over the Crown Estate. A green lane runs around the rear of the house to further croft and paddock / garden area with additional pond and range of brick built buildings comprising of two former pig sties and WC.

To the North West of the farm house there are two ample sized, well fenced paddocks with automatic water troughs and a double mobile field shelter as well as a productive vegetable area with room for hard standing and a Greenhouse.

The equestrian facilities of Tanyard Farm are truly exceptional. The current owners commissioned Land Tech solutions to install a 60 x 20 arena with a Martin Collins all weather wax surface and Beverley Brightman training mirrors. Electric gates open onto a Tarmacadam driveway leading to concrete hard standing providing excellent access for a horsebox or trailer.

There are two barns, one currently home to three Monarch stables with sliding doors, kick boards and rubber matt flooring. The intricacies of the outbuildings are captured within the floor plan but in essence include a work shop, carport, feed room, secure tack room and wood store with a further additional stable. It may be that a future buyer may see scope for conversion into residential units, this of course would be subject to planning.



This stunning farmhouse has original Oak ceiling beams throughout. A beautiful picture full height rear window allows light to flood through the central stair case, a traditional feature of a true Cheshire Farmhouse. The entrance hall with Oak floor leads to a cosy library with stone flooring, benefitting from underfloor heating. The study sits at the rear boasting a dual aspect with further access to the cellar. The sitting room with log burning stove has a dual aspect with French windows opening onto a large patio area leading to the rear garden.

The large farmhouse style dining kitchen has been recently fitted with a bespoke range of painted Pear Wood units to include a welsh dresser with double wine fridge storage and at the heart of the kitchen an oil fired Aga. The central island has an Oak top with chopping board complemented by Granite work surface. Double doors lead through to the garden room which enjoys lovely aspects over the south facing garden with French windows opening onto the patio area. A stone floor runs throughout which is warmed by underfloor heating. The ground floor accommodation is completed by a side entrance porch/bootroom and utility room.

The first floor accommodation comprises three excellent double bedrooms and a family bathroom. The master bedroom suite is extensive with a separate dressing room and additional area of fitted wardrobes. The en- suite being recently fitted with a four piece suite to include roll top bath, walk in shower, sink with vanity unit beneath and WC.

The second floor accommodation comprises two double bedrooms and a shower room. Velux windows and floor windows allow maximum light and views over the rear garden. The accommodation within this property is extremely versatile.

The property also benefits from Solar Panels with a favourable rate and home surveillance system.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.





FLOOR PLANS

Approximate Area = 352.8 sq m / 3797 sq ft
Cellar = 12.1 sq m / 130 sq ft
Outbuilding = 257.7 sq m / 2774 sq ft (Excluding Carport)
Mobile Field Shelter = 24.8 sq m / 267 sq ft
Piggery = 11.3 sq m / 122 sq ft
Total = 658.7 sq m / 7090 sq ft
Including Limited Use Area (36.1 sq m / 388 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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