



7 The Stables

Somerford, Congleton, Cheshire, CW12 4SL



7 The Stables

Somerford, Congleton, Cheshire, CW12 4SL

Offers Over £650,000

Beautifully renovated home in historic stable block,
with lovely south-facing outlook

7 The Stables is a fully renovated turn-key period home, occupying a desirable corner plot within a private courtyard of just eight properties. Surrounded by horse paddocks in the Cheshire countryside and enjoying a superb south-facing aspect, it combines modern living with character features in a peaceful, idyllic setting



Tom Burke

Knutsford

+44 (0) 7812 249 392

<mailto:tburke@savills.com>

Description

The Stables offers the perfect location for keen equestrians, anglers or those who simply love the country lifestyle whilst still being within easy reach of transport links and the nearby towns of Holmes Chapel and Congleton, with Sandbach and Knutsford both within a short drive.

The property sits within the Somerford Hall Estate, forming part of the former stable block of Somerford Hall. 7 The Stables combines architectural character with contemporary interior design and modern practicality. The approach sets the scene: a mile-long private driveway winds through paddocks and pasture, with horses and donkeys grazing in view. The result is a setting that is secluded and tranquil, yet never isolated — and one that feels utterly unique compared with any surrounding property. The atmosphere is defined by birdsong, open skies and expansive views of the Cheshire countryside, entirely free from road noise.

Inside, the house has been fully renovated, to include a new heating and hot water system, electric underfloor heating to much of the property, new bathrooms and flooring/ carpets, retaining its period charm while offering a genuine turn-key finish. Exposed beams, high ceilings and the fully refurbished two-storey arched window reflect the building's origins, while the south-facing aspect ensures superb natural light throughout.



The open-plan kitchen, dining and living space forms the heart of the home, designed for both everyday life and entertaining. The kitchen is fitted with Moben cabinetry, Corian worktops and a range oven, alongside a well-equipped utility room. Upgraded French doors open to a large south-facing patio, seamlessly extending the living space in warmer months.

The landscaped garden, wrapping around two sides of the house, is enclosed by mature hedging and includes lawns, borders, a greenhouse and a private pedestrian gate leading directly to the access road — a perfect shortcut for countryside walks.

At the opposite end of the ground floor, a generous second reception provides versatile additional living space, with the floor-to-ceiling arched feature window a particular highlight. A stylish cloakroom and under-stair storage complete this level.

Upstairs, there are four double bedrooms, three with bespoke fitted furniture. The principal suite includes an en-suite with underfloor heating, while a newly appointed family bathroom serves the remaining rooms.

Externally, the property benefits from a separate single garage and two dedicated parking spaces with electric vehicle charging point, there is also a large overflow/guest parking area located behind the garages, providing ample space for visitors.

The property also benefits from super fast fibre to the premises broadband.





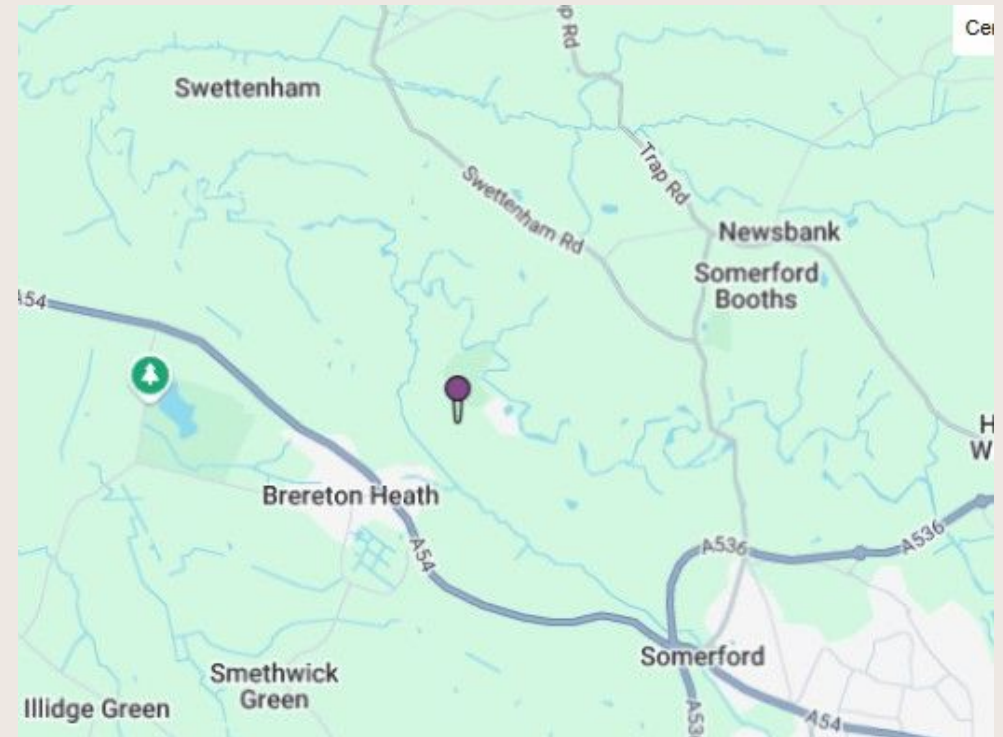
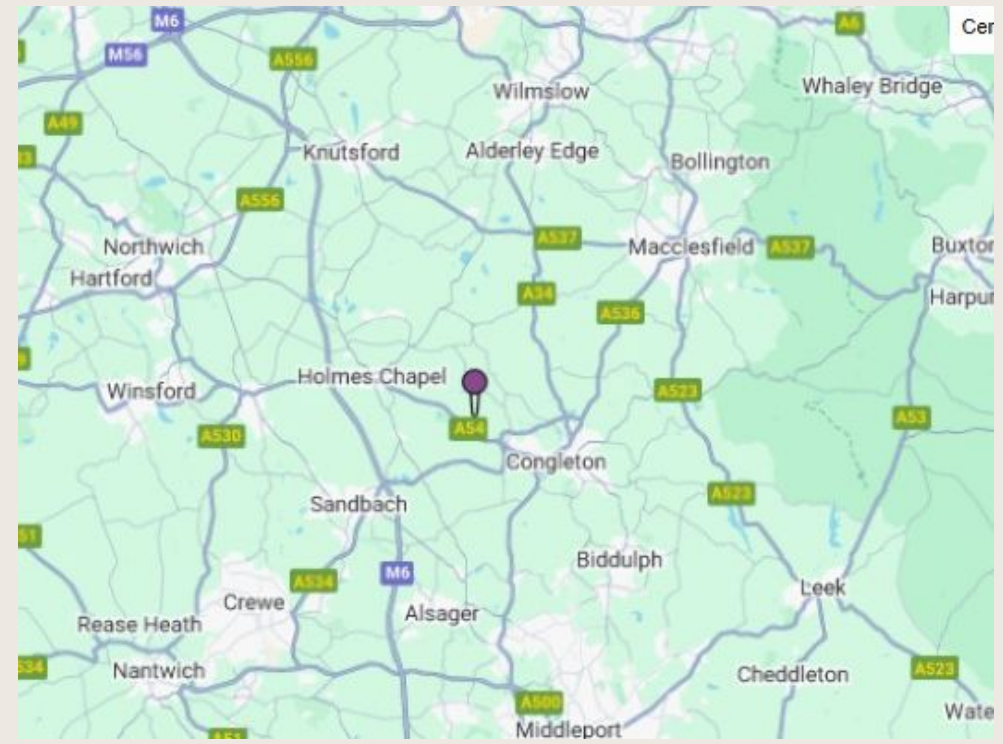


Location

The Stables is situated at the end of a resurfaced private one-mile driveway within the historic grounds of the former Somerford Hall Estate. It lies beside Somerford Park Farm Equestrian Centre, a nationally recognised facility with arenas, cross-country courses, stabling, training, gym and a café. The market town of Congleton, just three miles away, provides supermarkets, shops, cafés, a leisure centre, and cultural amenities, while nearby Astbury Mere Country Park and Black Firs Wood Nature Reserve offer additional outdoor space.

Transport connections are strong. Congleton railway station is under four miles away, with services to Manchester in around 45 minutes. Crewe station, about 10 miles distance, provides fast services to London in approximately 1 hour 35 minutes and to Birmingham in about an hour. Holmes Chapel station is also within easy reach. The A34 and A54 give access to the M6 motorway (Junctions 17 and 18), and Manchester Airport is around 12 miles away.

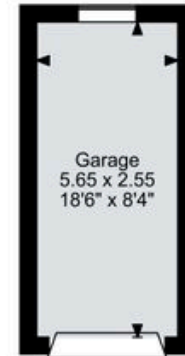
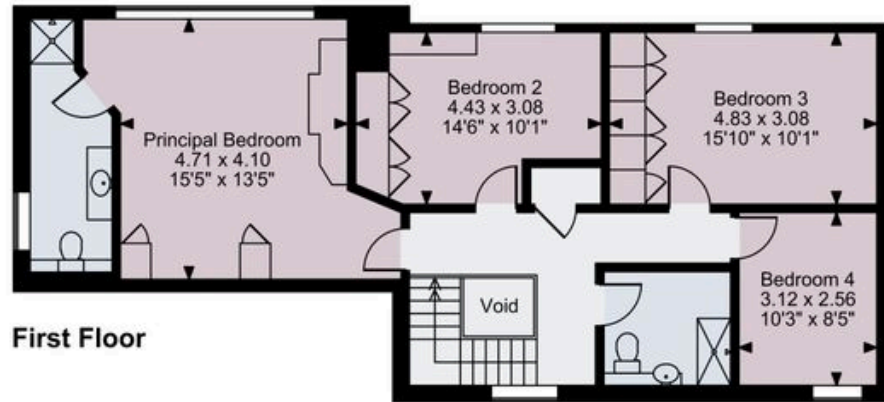
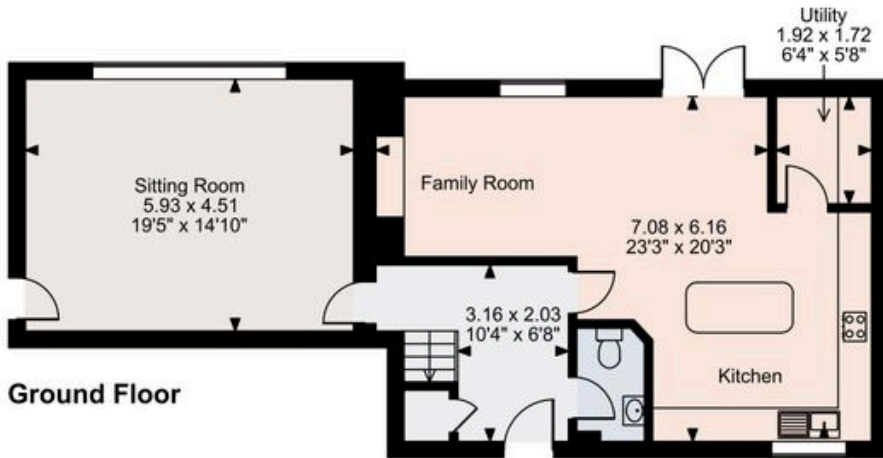
The area is well served by education, with Black Firs Primary School and The Quinta Primary School within 2 miles, and Congleton High School, Eaton Bank Academy and Kings independent school within easy reach, all well-regarded locally. Set within a small private estate surrounded by fields, paddocks, and woodland, The Stables offers privacy alongside excellent accessibility, equestrian facilities on the doorstep, and strong connections to Manchester, London, and Birmingham.



Floorplans

Approximate Gross Internal Floor Area 1,781 - 1,936 sq ft

Somerford Hall, Congleton
Main House gross internal area = 1,781 sq ft / 165 sq m
Garage gross internal area = 155 sq ft / 14 sq m
Total gross internal area = 1,936 sq ft / 180 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8663846/PJA

Key Information

Council Tax

Band = G

Tenure

Leasehold - Expires 1 Jan 2995

Ground Rent

£95 per annum

Service Charge

£1320 per annum

Services & Additional Information

LPG Heating

Mains Water

Mains Electricity

Shared Septic Tank

EPC

EPC Rating = D

PROPERTY



7 The Stables

Somerford, Congleton, Cheshire, CW12 4SL



Enquire

Tom Burke

Knutsford

+44 (0) 7812 249 392

mailto:tburke@savills.com

More Information



[View on website](#)



[View Digital Brochure](#)



[Property Search](#)

Viewing strictly by appointment

Published Ref: TB52029092

Property Ref: KNU250220

Viewing strictly by appointment

powered by
FluxPro

Important Notice: Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.