



Greenways Farm
Bignall End | Staffordshire



Greenways Farm, Boon Hill Road, Bignall End, Staffordshire, ST7 8LF.

A well presented 4 Bed detached family home, with excellent Equestrian facilities, far reaching elevated views, set in approx 6.5 acres

- **GF: Entrance Hall, Boot Room, Utility, Farmhouse Kitchen, Hall, Lounge, Dining Room, WC., Office. Tack / 2nd Utility.**
- **FF: 4 Double Beds, 2 with en-suite & a Family Bathroom.**
- **Finished to a very high standard throughout & has external CCTV.**
- **Enclosed Gardens & Patio areas surround the house.**
- **9 Stables (2 Pony boxes), Tack, Feed & Wash Box, Field Shelters.**
- **42m x 25m Manege, P & R fenced.**
- **Easy access to M6 J16 & A500 between Crewe & Stoke on Trent**
- **Set Approx 6.5 acres, 5 Grass Paddock & surrounded by beautiful rolling countryside.**

M6 J16 3m | Newcastle under Lyme 5m | Crewe 7m | Stoke on Trent 8m | Manchester 35m | Birmingham 54m



DESCRIPTION

Greenways Farm is a wonderful, detached family home of particular appeal to a family with Equestrian interests, whether this be in a private or professional capacity.

The property is extremely well situated with superb access & proximity to a host of major routes via the A500 (2m) & M6 J16 (3m), yet furthermore benefits from far reaching elevated views across rolling countryside.

The property is accessed through double five bar electric gates leading to a private drive to the house & Stable yard where there is off road parking for a number of vehicles.

The property has been renovated & finished to a very high standard throughout and briefly comprises entrance hall, utility room, boot/cloakroom, fabulous farmhouse kitchen with antique pine units and granite work surfaces, hall, large lounge with double aspect views and patio doors to a balcony on one side and a raised patio area on the other, dining room, and generous sized office with W.C off. On the first floor there are four good sized bedrooms, two with en-suite bathroom and shower room and a separate shower room from the landing.





EQUESTRIAN FACILITIES

Excellent facilities developed with the horse's safety and comfort in mind. Would appeal to a professional or private rider.

Manege: 42m by 25m professionally constructed manege . Surface by Equestrian Services Ltd to a competition standard. Separate adjacent Jump storage area.

Stabling

A 5 Box wooden stable block (one currently used as a feed room) with fitted rubber floor matting, water drinkers, strip lighting and properly drained concrete yard.

4 Stables - 12' by 14'

1 Foaling Box -12' by 18' having CCTV to the house.

A detached **Brick Stable Block** consisting of **3 stables** & 2 pony boxes. Currently used to house 2 feed/ storage rooms, wash box with hot water feed, solarium and strips lights. Rubber floor matting. Loft storage facility above.

Large well organised storage area with parking for wagons/horseboxes and a newly constructed open fronted storage/tractor shed 24' x 14'with lights.

GARDENS

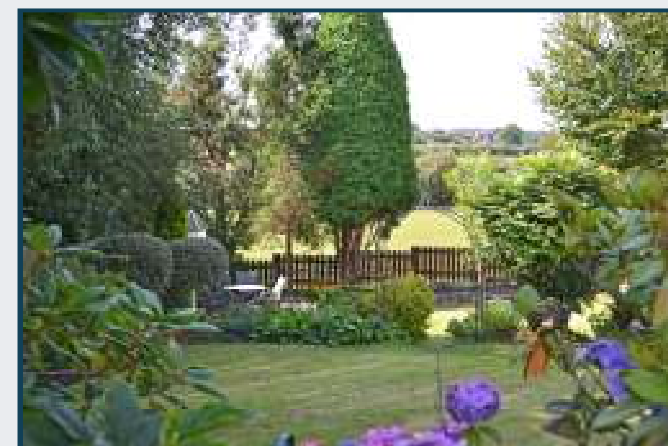
Mature gardens and patios to front, side and rear. Raised patio area/ outside dining area to rear with hot tub and enjoying far reaching views and privacy. Pretty secluded patio area in side garden. Ample room/parking round the house.

LAND

Divided into 5 well maintained paddocks. All are fenced with post and rail fencing with offset electric mains fencing; (further adjacent land is available to rent).

EQUESTRIAN CENTRES

There is good hacking with bridle paths in 3 local country parks all within each reach. South View EC, Somerford Park Farm, Reaseheath College, Alsager EC, Smallwood EC, Kelsall Hill EC are all within 15 miles & Beaver Hall EC, Field House EC, Tushingham Arena & Eland Lodge are all easily accessible.



Directions

Post Code - ST7 8LF.

From M6 J16, follow the A500 towards Stoke-on-Trent for approximately 1 mile take the exit toward Audley. Turn Right onto Alsager Road. At the roundabout, take 1st exit onto Nantwich Road/B5500. Continue to follow the B5500 for approximately 1 mile. At the roundabout take the 3rd exit onto Boon Hill Road. Follow for approximately half a mile and the property will be on the Right hand side, entrance through double five bar timber security gates.

Services

Mains Electricity, Water, Gas, Private Drainage.

Fixtures & Fittings

Unless mentioned specifically all fixtures & fittings are excluded from the sale.

Local Authority

Newcastle Borough Council – 01782 717 717

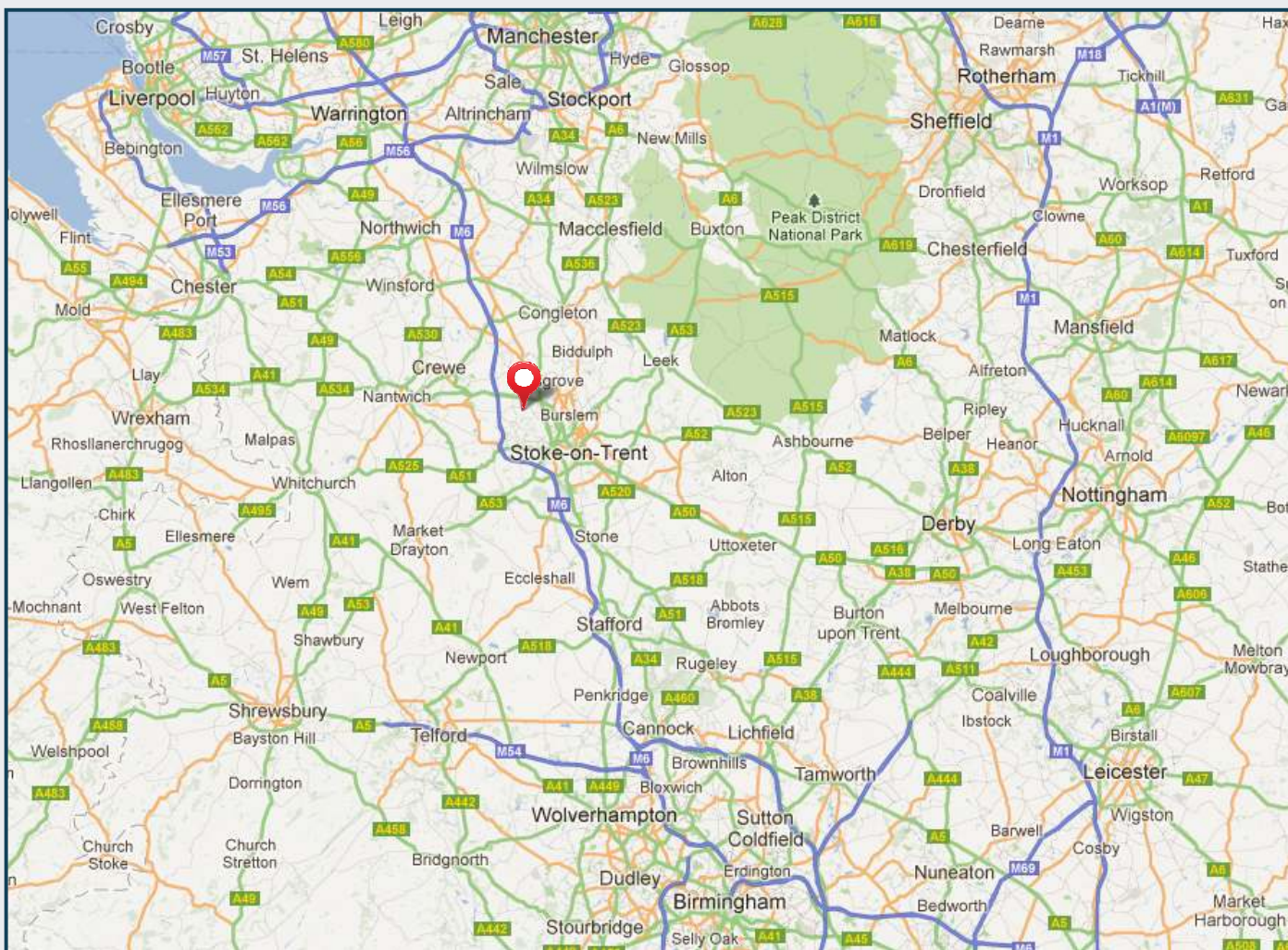
Council Tax Band E, Rates £1,794 2012/13.

Lease Terms

1. The property is offered to let (from 1st January 2013) on a flexible basis, with terms to be agreed between parties.
2. The rent agreed will be payable monthly in advance by bankers standing order.
3. A 2 months tenant's deposit will be requested prior to commencement of the lease.

Viewing

Strictly by prior appointment with the sole Agents Jackson Equestrian on 01928 740 555.



Address: Sugar House, Sugar Lane,
Manley, Nr. Frodsham,
Cheshire, WA6 9HW

Tel: 01928 740 555
Email: rburton@jacksonequestrian.com
Web: www.jacksonequestrian.com

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