



Hadley Hall Farm
Marbury, Cheshire





Hadley Hall Farm

Wirswall Road, Marbury,
Cheshire, SY13 4LQ.

Immaculately presented first class equestrian property, situated within some of Cheshire's finest countryside; in all about 11.2 acres.

- 5 Bedroomed Period Farmhouse, well-appointed and beautifully renovated, providing modern family living accommodation.
- GF: Boot room, breakfast kitchen, utility, oak room /conservatory, dining room, snug, living room, study.
- FF & SF: Master bed with ensuite, 4 further dble beds, family bathroom & spacious landing
- Recently developed, top of the range equestrian facilities (currently run as Livery Yard) inc:
- 9 Lodden stables, 3 traditional brick stables, tack, feed, rug rooms, yard WC.
- 65m x 25m manege, combi ride surface, P & R perimeter fenced.
- 4 bay Dutch barn, with implement store, rug room & hay loft / mezzanine.
- Traditional brick barn ripe for conversion to a range of alt. uses (subject to PP)
- Car port/ garage, workshop, spacious lorry park.
- Secondary gated access to equestrian facilities.
- Access to miles of superb outriding through the Cheshire countryside.
- Approx. 11.2 acres; predominantly flat, P & R fenced paddocks with auto water drinkers.



Situation

The property is accessed from a quiet country lane, situated near to the villages of Norbury and Marbury and just a few miles from Wrenbury which provides a village store, Primary School and Doctors surgery as well as pubs and restaurants.

Situated approx. 7 miles from Nantwich, a small market town in the South Cheshire countryside. The town provides a wealth of period buildings, independent boutique shops, cafes, bars and restaurants. The market town of Whitchurch is approx. 4 miles away and offers an excellent range of day-to-day amenities whilst Chester, Manchester & Liverpool are both easily accessible for daily commuting.

The property has very good communication links; the A49 gives access to the motorway network. Crewe station (approx. 12 miles) has an excellent service to London Euston from 1 hour 35 minutes and Manchester International & Liverpool John Lennon Airports are within an hour's drive.

There are a number of good state and independent schools in the area, including Bishops Heber, Malpas, Ellesmere College and Kings and Queens in Chester.

For the equestrian enthusiast the area is extremely well situated within the heart of the Cheshire Hunt country; Racing locally is at Chester, Bangor on Dee, Haydock or Aintree; Polo at Cheshire Polo Club in Little Budworth near Tarporley. Reaseheath Equine College is 9 miles, Southview Equestrian Centre is 14 miles, Kelsall Hill Equestrian Centre 16miles & Somerford Park Equestrian Centre is 27 miles.

**Marbury 0.2m | Wrenbury 3m | Whitchurch 4m
| Nantwich 7m | Crewe 13m | Chester 19m |
Liverpool 44m | Manchester 46m |**





Description

Hadley Hall Farm (Grade II listed) has undergone a comprehensive & highly specified programme of refurbishment both internally and externally, orchestrated by the current vendors. They have used their considerable skill to sympathetically incorporate many original period features with a plethora of interesting & bespoke fittings into this superb family house ideal, for modern family living.

The 5 bedroomed period farmhouse offers extensive modern family living space, exuding comfort and charm & making the most of the fantastic views over the paddocks & surrounding countryside.

The farmhouse has a separate entrance & parking sweep from the equestrian yard, there are landscaped formal gardens to three sides with a large patio area.

The equestrian facilities and outbuildings provide top of the range facilities; the yard is currently run as a livery yard, but it would easily lend itself to a range of equine uses. There is scope for a range of alternative uses within the outbuildings (subject to relevant planning permissions). The residential accommodation and equine facilities are outlined further below.

Hadley Hall Farmhouse:

At ground floor level the **Back door** leads into **Boot Room** with slate flooring, fitted storage cupboards & a downstairs W.C. off.

The **Breakfast Kitchen** is a highly specified gloss German Alno contemporary kitchen with silestone work surfaces, black splash backs, oak veneer breakfast bar; integrated Neff appliances include twin ovens, 5 ring induction hob, plate warmer, microwave, dishwasher. There are dual aspect windows & limestone flooring that extends through the twin openings into the superb

Oak Room / Conservatory with rustic solid oak timbers, views & doors out to the patio area & rear garden.

Utility, off the kitchen, with fitted high gloss contemporary aubergine cupboards, Belfast sink, solid beech work surface & slate flooring.

Dining Room with feature original Inglenook fireplace housing a Clear View multi fuel burner, exposed ceiling timbers, window to front gardens, understairs storage cupboard housing the CCTV operation.

Living Room, a spacious and impressive room with Clear View multi fuel burner, exposed ceiling timbers, dual aspect windows & the properties original front door.

Study, off the Living room, with a window to side. **Snug** with original decorative fireplace, exposed ceiling timbers & window to the front gardens.





An oak staircase from the dining room leads upto the spacious **first floor landing** area with wonderful exposed timbers, dual aspect windows, an airing cupboard.

The **Master Bedroom** suite has dual aspect windows with views across to the stable yard and gardens, fitted wardrobes, recessed spot lights & an **En-suite showeroom** with walk in walk out power shower, feature bespoke scullery table vanity unit with twin sinks, exposed ceiling timbers, window to rear, travertine floor tiles with underfloor heating & heated towel rails.

Bedroom Two a double room with exposed ceiling timbers, dual aspect windows (one being a sash window).

Bedroom Three a double room with exposed ceiling timbers, window to front.

Family Showeroom with walk in Ram power shower, bespoke dresser cabinet with raised sink, travertine floor tiles with under floor heating, heated towel rail, (plumbing for bath), window to front & an original oak panelled wall.

Oak stairs from the first floor landing lead to the to **second floor** landing from where two further double **Bedrooms 4 & 5** are accessed. The vendors report that plumbing is in place for the addition of 2 further bathrooms here if required.



Externally

Gardens surround the house and are predominantly laid to lawn to front, side and rear; there is a rear patio area off the oak framed conservatory, a timber garden store & log store facility. The brick wall between the parking sweep and gardens, incorporates original stone capping from the former pig sty's & stone feed troughs have made bespoke flower pots. The front garden has a wicket garden gate off the country lane.

Equestrian Facilities / Outbuildings

The vendors have developed an excellent range of equestrian facilities utilising the traditional brick outbuildings & agricultural buildings, these facilities are currently used for the running of a 12 box livery yard. There is secondary gated access to the stable yard & a lorry park on hardstanding. The facilities include:

Traditional range of Outbuildings

A brick and block range of outbuildings under a new pitched slate roof. The First floor is currently used for storage, split into four sections with a good eaves height, there is tremendous potential for a range of alternative uses subject to planning permission. The ground floor constitutes:

Tack Room with w.c, kitchenette facility with fridge, plumbing for washing machine, alarmed & stairs upto first floor.

Workshop

Twin open fronted Carport/Garage.

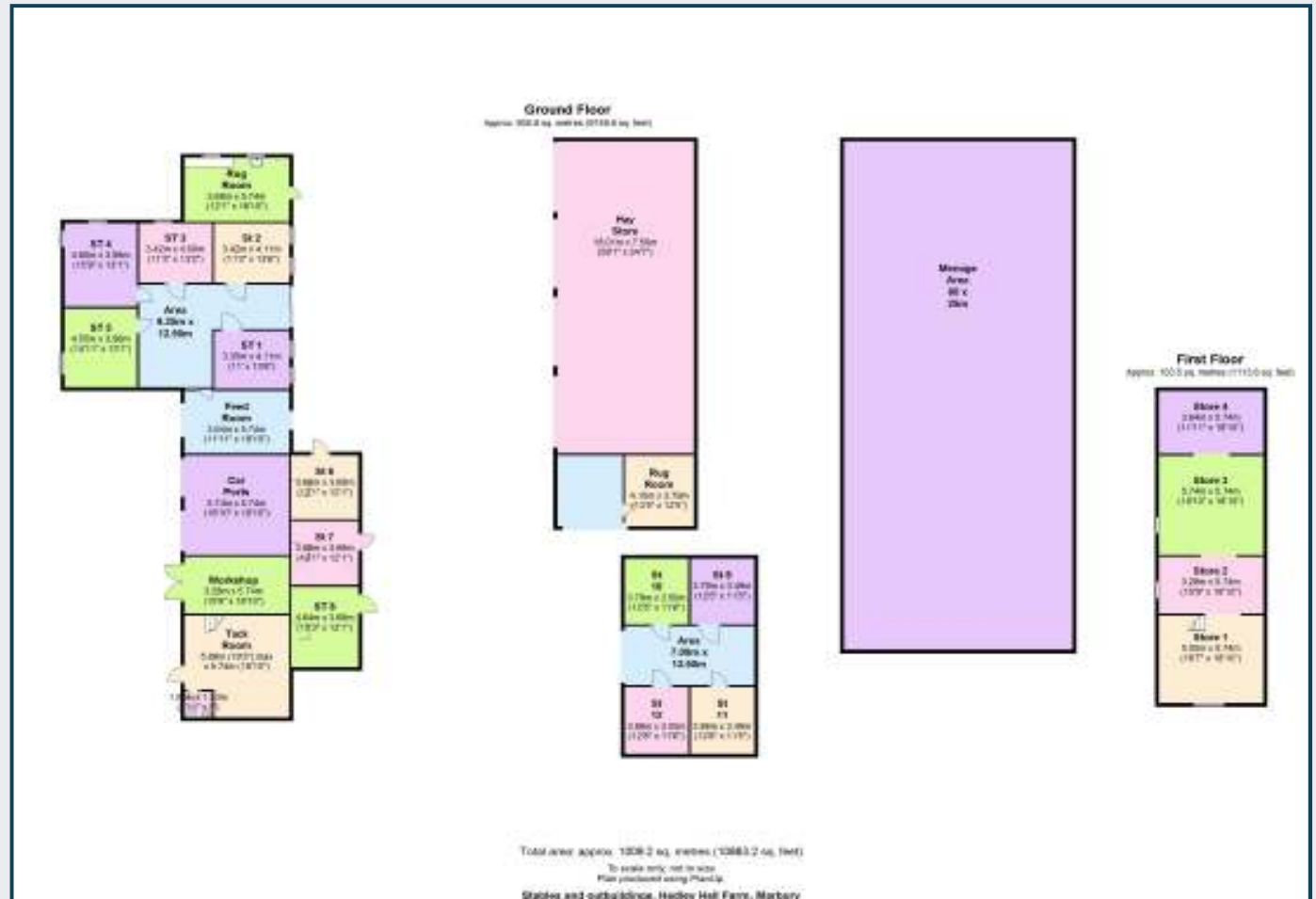
Stable Block 1

5 large internal Lodden stables (foaling boxes) with rubber floor matting. Accessed through sliding doors.

3 traditional brick stables overlooking yard.

American Barn

A steel portal frame building with 4 internal Lodden stables, on a concrete base, spacious central concrete area with water connection providing wash down facility.



Rug Room

A good size room with built in rug rails.

Dutch Barn

Completely re clad with Yorkshire boarding, reroofed & renovated providing 5 bay open storage, with loft/mezzanine storage area in the end bay, with implement store & secondary rug room beneath with built in rug rail.

Manege

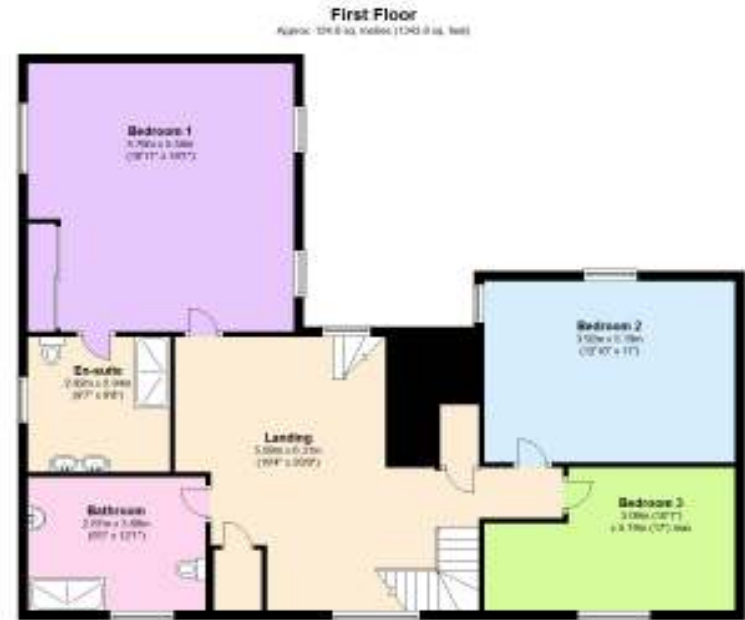
A 65m x 25m, "Combi-ride" surface with silica sand, rubber & fibre mix, professionally installed, with post and rail perimeter fence.

Lorry Park

Land

In all about 11.2 acres. The paddocks are predominantly flat & are well drained; they have been split into 9 post and rail perimeter fenced paddocks, all accessed via part sand surfaced tracks from the yard to aid usability through the winter months, all paddocks have water supply & electric wire running along top rails.





Total area: approx. 401.3 sq. metres (4319.7 sq. feet)

To scale only, not to site.
Plan prepared in Florida.

Hedley Hall Farm, Wilsall Road, Marbury

Services

Mains water and electric.
Private drainage via a septic/treatment tank.
Oil fired central heating.
Underfloor heating to ground floor & bathrooms.
Fire & Smoke suppression sprinkler system.
Secondary glazing throughout.

Local Authority

Cheshire East

Council Tax Band/Rates

Band G
The Livery yard is rated but is currently benefits from Small Business Rate Relief.

Viewing

Strictly by prior appointment with Jackson Equestrian
01743 491979 or 01928740555.

EPC Rating: C

Directions

 (Postcode: SY13 4LQ).

Heading south on the A49 from Tarporley, turn left on to Marbury Road, signposted to Marbury / Norbury. Proceed along this road going over a hump back bridge after about 1m, Hadley Hall Farm is the first property on your left hand side after this bridge.



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