



The Gables  
Faddiley | Cheshire

# The Gables

Faddiley, Nantwich  
Cheshire, CW5 8JP

A detached 3-bed cottage with equestrian facilities, 4.92 acres of land and gardens, set within a sought-after location.

- 3-bedroom property with spacious living accommodation and extensive gardens
- GF: kitchen, utility/boot room, living room, dining, large hallway and study
- FF: 3 double bedrooms with large family bathroom
- Planning permission has been submitted to extend into a 4-bed property with substantial ground-floor facilities
- Planning permission has been submitted to convert adjacent brick building to an office and guest accommodation
- Brick built stable block with 6 stables, tack room and storeroom
- Timber framed building with 6 stables and open sided storage
- Plenty of parking space
- Outdoor arena
- Well fenced and secure paddocks
- In all about 4.92 acres

Distances in approx. miles:

Cholmondeley 1m | Nantwich 5 miles | Whitchurch  
9m | Malpas 9m | Tarporley 10m | Chester 18m  
Manchester 43m | Liverpool 36 miles



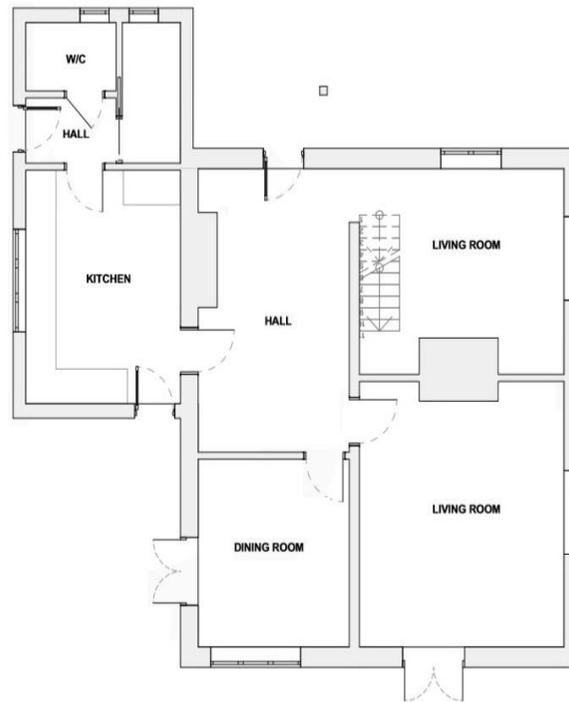
## Location

The Gables is located on the junction between Springe Lane and Woodhey Lane, only a short distance from the A49 and A534 Wrexham to Nantwich road. Its location offers the best of both worlds, being a rural and tranquil setting, yet within easy access to local towns and villages. Local shops can be found in the nearby Cholmondeley and Wrenbury, whilst further amenities are available in the nearby market towns of Nantwich and Whitchurch. The property is located only a short distance from Cholmondeley, which offers an awarding wining pub and the popular Cholmondeley Castle and Gardens.

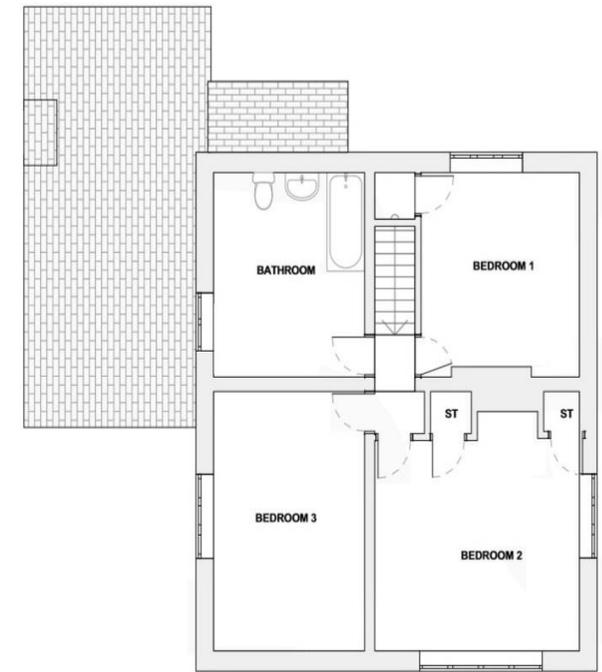
On the educational front, there are several primary and secondary schools located in Nantwich, Whitchurch and Malpas. Further afield there are both private and comprehensive schools available, including the well know Queens and Kings in Chester and Ellesmere College. All of which are served by local school bus runs.

There are several golf courses locally at Hill Valley, Hawkstone Park and Carden Park. The area has plenty of sporting clubs available, including Whitchurch Rugby Club, Malpas Football club and Cholmondeley Cricket and Tennis Clubs. There are gym and spa facilities available in Nantwich and Whitchurch and plenty of well-known footpaths in the area.

The area is ideal for the equestrian enthusiast, with plenty of hacking along the local country roads to cross country and further facilities at the local Marbury and Kelsall Hill Equestrian Centre's. South View Competition and Training centre is only a short distance, which also offers plenty of facilities, events and competitions.



Existing Ground Floor Plan



Existing First Floor Plan



## Description

The Gables can be accessed off Springe Lane and Woodhey Lane, both of which lead into the large parking and turning area.

The cottage is an ideal family home with original beams and rural charm running throughout. Built with brick elevations under a slate roof, it offers the perfect rural location yet within a short distance to local amenities.

The property is entered via an oak porchway leading into the welcoming entrance hall, ideal for entertaining. Off the entrance hall is the double aspect living room with open fireplace. Adjacent the living room is a large study and dining room. The existing kitchen links to a utility and downstairs WC with a side and back door leading into the patio and garden area.

The existing first floor comprises 3 double bedrooms and a family bathroom.

A planning application has been submitted to extend one elevation on both floors. This will create a large kitchen/dining area on the ground floor, with a new utility and WC, whilst retaining the living room, hallway and study. The first floor will comprise a large master bedroom with en-suite, 3 further double bedrooms and a family bathroom.



Proposed Ground Floor Plan



Proposed First Floor Plan



## Outside

The Gables has a large parking and turning space to the front and side of the property. There are also mature gardens running around the property, whilst the majority of garden space is located to the rear. The rear of the property enjoys the views across its own land and benefits from the evening sun, perfect for entertaining on the surrounding patio.

There is a brick-built building comprising 6 large stables, washroom and central passage, tack room and storage room. Adjacent is a timber and concrete block constructed building with open sided storage and a further 6 stables.

The final brick constructed building is a former Smithy and a planning application has been submitted to create an office/annex. This building will be an ideal space to create an office and/or guest accommodation.

The property has a circa 40m x 20m outdoor arena and circa 5 acres, divided into 3 fenced paddocks.



## Services

Mains water, electricity, LPG gas, and private drainage.

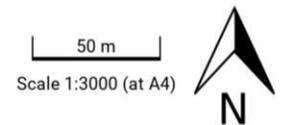
## Viewing

Strictly by prior appointment with the agents Jackson Property on 01948 666695 or 01743 709249.





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