



Hack House
Nantwich, Cheshire

Hack House

Hack Green, Nantwich,
Cheshire, CW5 8BL

A delightful small holding with a period farmhouse, equestrian facilities, outbuildings & approximately 14.5 acres.

- Black & white Grade II* timber framed farmhouse, superbly situated within some of Cheshire's finest countryside.
- GF: porch, dining room, study, living room, snug, kitchen, utility, shower room / WC, rear hallway.
- FF: landing, airing cupboard, 4 double bedrooms, family bathroom.
- Equestrian facilities, approx. 20m x 40m manège and range of outbuildings.
- Front parking sweep, garage, mature gardens, garden tool & coal sheds.
- Brick built former shippon (now workshop/ Store) with scope for alt use (sub to PP.).
- L-shaped 7 box timber stable block, 3 bay hay barn.
- 5-bay open fronted general purpose agricultural shed.
- Approx. 14.5 acres of predominantly flat P & R fenced paddocks.

Distances in (approx.) miles:

Nantwich 3m | Wrenbury 4m | Crewe 8m

Whitchurch 9m | M6 J16 12m | Stoke on Trent 20m

Chester 23m | Manchester 40m



Description

Hack House is a charming small holding, stood back from the lane and benefits from being situated in a superb location amongst the south Cheshire countryside. The period black and white timber framed farmhouse is Grade II* listed and offers a host of period features throughout, such as exposed ceiling and wall timbers, inglenook fireplace, a wig room and decorative first floor fireplaces; (The English Heritage list entry is shown below). The property has benefitted from a programme of refurbishment and modernisation on the lower floor.

Externally, there is a private driveway into a front of house parking sweep, delightful mature gardens, patios, a vegetable patch, numerous garden sheds and a single Garage. The equestrian user has the benefit of a 7 box L-shaped timber stable block, a range of outbuildings including a 3 bay open fronted Hay Barn, a 5 bay open fronted general purpose agricultural shed, a brick built former shippon, with two sections and used as a workshop & store (this could have potential for alt. uses subject to relevant permissions). There are miles of superb out-riding from the doorstep via the local network of country lanes.

The land surrounds the house & totals approximately 14.5 acres, with five post / rail & hedge lined fences, predominantly flat grass paddocks with automatic water drinkers.

Situation

One of the major attractions of Hack House is the glorious position the property occupies surrounded by farmland within some of south Cheshire's finest countryside, yet being conveniently situated to access the north west major road and rail links. The property is located between the town of Nantwich & villages of Wrenbury & Audlem. Nantwich (6m) is charming market town is set beside the River Weaver with a rich history, a wide range of over 250 specialty shops, 4 supermarkets, one of the finest medieval town churches in Britain and an





interesting local museum. Beautiful floral displays and lively street entertainment make the town a pleasant and friendly place to visit whether for shopping, sightseeing or both. There is an excellent range of primary and secondary schooling in both the state & private sector within Nantwich & Chester areas.

For the equestrian enthusiasts the area is well blessed with Reaseheath Equine College 5miles, Nantwich Veterinary Group Equine Centre 6 miles, the locally active Nantwich Riding Club, Southview Equestrian Centre 9 miles & Kelsall Equestrian Centre 18 miles; Racing is at Chester, Haydock, Aintree or Bangor on Dee; Hunting is with the Cheshire Hounds, Sir Watkin William Wynn's or the Shropshire packs. There is a highly regarded polo ground at Cheshire Polo Club in Little Budworth near Tarporley.

Communications

Hack House is extremely well situated for accessibility to the North West Road, Rail & Airport links; the A51 links to the M6 motorway via Junction 16 (12m) or the M53 near Chester (15m) permitting daily travel to Manchester, Liverpool, The Potteries and Birmingham. Manchester and Liverpool International Airports are 39 miles and 34 miles respectively and travel to London is available via Crewe station which is 8 miles distant providing a 1hr 40min rail service to Euston.



Accommodation

The house is entered via a front of house porch, through a sturdy oak door into a small entrance hall. The dining room has an impressive inglenook open fireplace, tiled hearth & brick surrounds, window to front aspect, exposed ceiling and wall timbers, with laminated wooden flooring. To the rear of the dining room is an office / study with dual aspect windows, exposed ceiling and wall timbers. The living room with windows to dual aspects and an external garden doorway, open central fireplace, exposed ceiling timbers with laminated wooden flooring. The snug with dual aspect windows, open fireplace, exposed ceiling timbers, stairs to first floor landing; between the

snug and kitchen is an airing cupboard. The kitchen has dual aspect windows looking out to stable yard and has been recently upgraded with units consisting both base and wall, laminated wooden flooring, oven with convection hob, floor with tiles underneath, double sink with draining board.

A rear hallway has cloak hanging and an external door to the stable yard with a shower room off which has a walk in shower, low flush WC, wash basin, vanity unit and obscured glass window.

The first floor Landing has a loft hatch and gives access to 4 double bedrooms, the master bedroom having an old wig room off, currently used as dressing room; a family bathroom & an airing cupboard.

Gardens & Grounds

The property is entered via a short private driveway, off a country lane, into a front of house parking sweep, where there is also a single garage. Mature gardens surround the house, largely laid to lawn with multiple stocked borders and mature trees, including fruit trees between the house and stable block. There are patio areas, a vegetable patch, a small greenhouse, a brick-built garden store & coal shed.

Equestrian Facilities/Outbuildings

- Stable yard with 7 stables & tack / feed room within an L-shaped timber range, having power.
- 3 bay timber framed hay barn.
- The workshop/stores consist of brick-built buildings under pitched slate tiled roof with power and water. Formerly a Shippon, now split in two sections being used as workshop & storage. This building would have considerable scope for alternative uses subject to any relevant planning consent.
- Open fronted general-purpose timber framed agricultural building.
- 20m x 40m manège post and railed with a silica sand & rubber surface.



Land

In all about 14.5 acres. There are currently 5 predominantly flat grass paddocks, that are post and rail or perimeter hedge fenced, some with automatic water drinkers.

Services

Mains water & electric
Private drainage via septic tank
Oil central heating

Directions: Postcode: CW5 8BL.

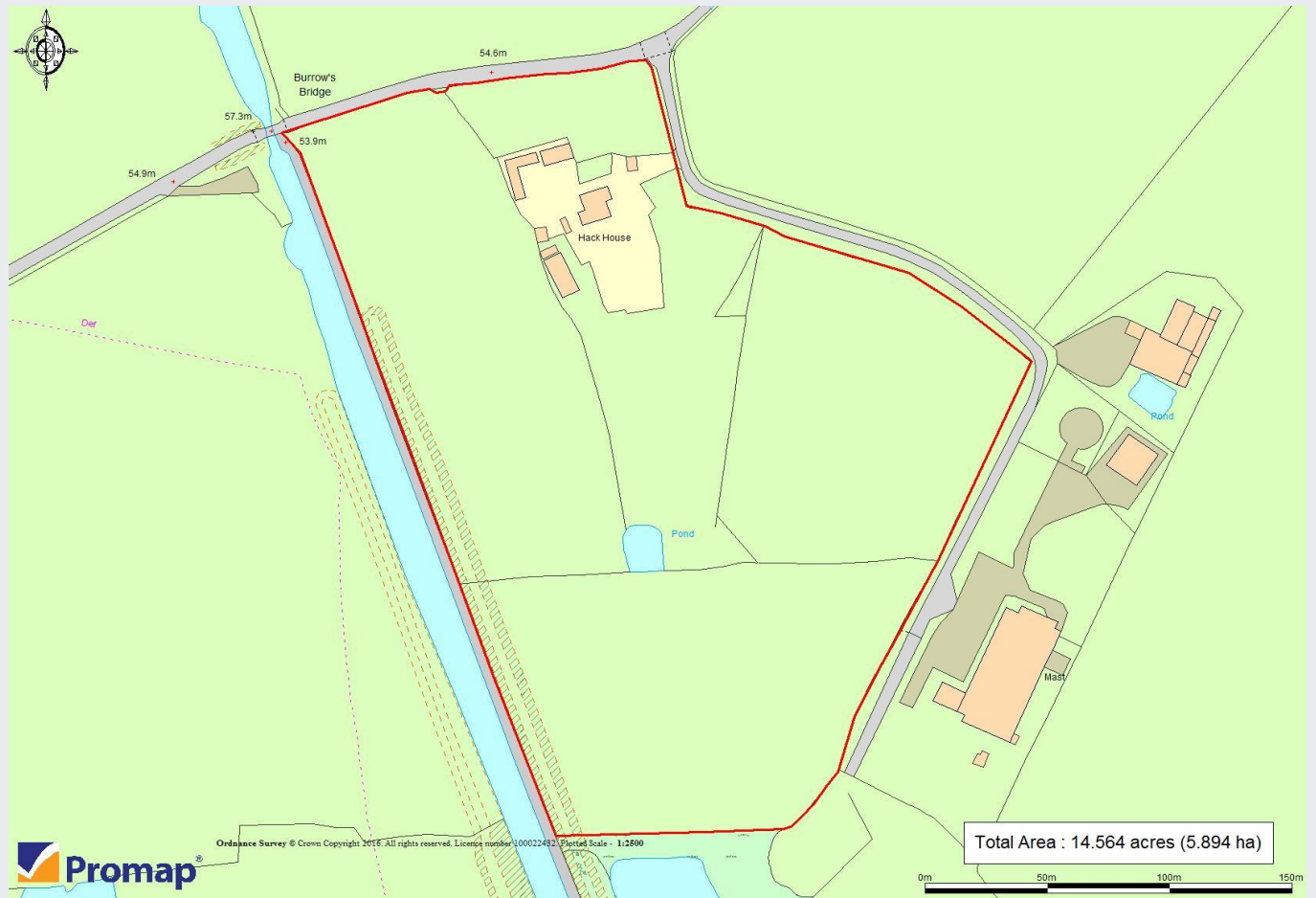
From Nantwich head south on the A530 Whitchurch road. After couple of miles turn left onto Coole Lane signposted for Hack Green & Audlem. Proceed down this road for 1.7 miles then turn right onto French Lane signposted for the Secret Bunker proceed for a further 0.7miles after which the property will be on your left-hand side set back from the road.

Local Authority:

Cheshire East
Council tax: Band G

Viewing

Strictly by appointment with the sole agent, Jackson Property on 01948 666695 or 01743 709249.



Shropshire (Head Office)
Franks Barn
Preston on Severn
Uffington
Shrewsbury, SY4 4TB
01743 709249

Cheshire
Handley House
Norbury Town Lane
Whitchurch
Cheshire, SY13 4HT
01948 666695

Website:
jackstonequestrian.com
jackson-property.co.uk

Email
info@jackson-property.co.uk

JACKSON PROPERTY for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order, or fit for their purpose, neither has the agent checked legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.