



Hawksbill Hall
Near Wrenbury, Cheshire



Hawksbill Hall

Hollyhurst Road, Wrenbury,
Nantwich, Cheshire, CW5 8HT

An impressive detached Border Oak property with excellent equestrian facilities, 10,000 bird free range egg enterprise set in approx. 84 acres.

- A purpose-built, oak framed property, with fantastic views across the adjacent lake.
- GF: impressive open plan kitchen/dining and living area, utility, galleried hallway and a second living room.
- FF: galleried landing, master bedroom with dressing room and en-suite, second double bedroom with fitted wardrobes and en-suite.
- Double garage with workshop/office space and WC.
- Large stocked lake with landscaped gardens surrounding.
- American style barn with 12 stables, tack room, kitchen, WC and storage areas.
- 40m x 20m outdoor arena, further U-shaped stable block with 10 stables & tack room.
- Profitable 10,000 bird free range laying unit, PP. granted for expansion.
- In all approx. 84 acres.

Approximate distances(miles):

Wrenbury 1m | Marbury 2m | Whitchurch 5m |
Nantwich 7m | Chester 20m | Wrexham 20 |
Liverpool 45m | Manchester 45m | Manchester
Airport 38m



Situation

Hawksbill Hall is located off Hollyhurst Lane, which links the local villages of Wrenbury and Marbury. Accessed down a long private drive, the unique property is positioned in a truly private and rural location.

The local village of Wrenbury caters for most day-to-day needs, with a village shop and post office.

The village also boasts a doctor's surgery, church, primary school, sports and social club as well as two village pubs. The nearby village of Marbury also benefits from a picturesque church and newly renovated pub.

The nearby market towns of Nantwich and Whitchurch also offer a good range of services including supermarkets, butchers, chemists, doctor surgeries, pubs, restaurants, wine bars and a popular primary and secondary schools.

The heritage City of Chester, with Roman and Tudor origins, has a great array of shops, notable schools including Kings School, Queens School, Abbeygate College, an expanding university and sporting facilities.

The property is within daily commuting distance of Manchester and Liverpool via M53 & M56. Chester and Crewe mainline train stations offers excellent services to London, Liverpool and Manchester.

Local equestrian attractions include Horse Racing at Chester, Haydock and Bangor on Dee; hunting with the Cheshire and Wynnstay Hounds; polo at Cheshire Polo Club in Little Budworth; Kelsall Hill Equestrian Centre, show-jumping at Southview, Broxton Hall Gallops. The local area is outriding heaven, with quiet country roads and cross-country courses nearby.

There are several golf courses locally at Whitchurch and Tarporley being the closest. There are sports facilities in Wrenbury and rugby/cricket club available in Nantwich and Whitchurch.





Description

Hawksbill Hall is a unique property, built and designed by Border Oak. This prestigious company has built some of the most impressive bespoke oak properties in the country. The property is adjacent to a large lake which forms the centrepiece of the surrounding landscaped grounds. The property is restricted to an agricultural dwelling, which requires the occupier to be solely or mainly working, or last working in agriculture, or a widow or widower of such a person.

The property is accessed off Hollyhurst Lane, located at the bottom of a long private drive, surrounded by its own land. The driveway passes the equestrian facilities before turning into the spacious parking area for the house.

The property is entered through a feature solid oak porchway and into the galleried hallway. Off the hallway is a large, open plan kitchen/dining/living room, perfect for modern living. The kitchen has a range of custom-built ground and wall-mounted units with granite worktops. There is also a Belling range with 5 hobs, a warming plate and a range of integrated appliances, including a dishwasher and microwave. Adjoining the kitchen is a handy utility room, which also houses the underfloor heating system.



The large open plan living area is the perfect space for creating a living and dining area, to relax and enjoy the magical views across the lake from.

Surrounded by natural oak beams and glazed elevations, this room is the centrepiece of the property.

French doors lead from the living space onto the raised decked area, which is perfect for enjoying the evening sun and entertaining.

Completing the ground floor area is a separate living room with a feature oak fireplace and electric log-effect stove, this room also benefits from the exceptional views across the lake.

The first floor comprises a galleried landing area, leading to the two double bedrooms.

The master bedroom is a large double with a fantastic oak frame and glazed elevation facing over the lake.

The master also has an en-suite, which includes a range of custom-built furnishing, a fitted wardrobe, various storage compartments and a feature jacuzzi bath, which is set into the corner of the room.

The second double bedroom also has fantastic views across the lake, fitted wardrobes and a large shower en-suite.

The property has geo-thermal underfloor heating throughout and solar thermal heating for the hot water.

That, coupled with the high-spec glazing, makes this property very environmentally and economically friendly.





Externally

Adjoining the property and attached to the decked area is summer house, housing a hot-tub.

The property has an extensive stoned entrance, with plenty of space for turning and parking. Adjacent to the house is an oak framed, double garage, which also comprises a workshop/office space, small utility and WC facilities.

Equestrian Facilities

These facilities include two yards, one of which boasts an American style barn which houses 12 stables, secure tack room, kitchen area and WC. The building also has 12 separate feed and rug storage areas, designed for livery purposes. Adjacent to the barn is a 40m x 20m outdoor arena with a gel track surface, silica sand and carpet fibres.

The second yard to the south of the house consists of include a Warwick Timber built range of stables formed in a U-shape. The main building houses 10 stables, including foaling boxes. There is a tack room with kitchen facilities, feed store and a separate building for hay and storage. These buildings have mains water and electricity connected.



Free Range Egg Enterprise

The main building was constructed in 2005 by Morespan Construction and is classed as a Flat Deck Free Range Housing. The capacity is 10,000 birds with the present flock laying 3,500,5000 medium eggs over a 15-month period.

The building is fully equipped with a temperature-controlled storage area, Staalkat farmpacker, electronic feeding systems and backup generator. There is an office area with the majority of controls and two Collinson feed silos. Currently the eggs are sold to an independent packer, who we understand would like to continue the current arrangement.

Planning permission has been granted to erect an identical building adjacent, also to house 10,000 birds. Permission was granted in 2012, however, the vendor has made a material commencement.

Land

The land equates to approx. 84 acres in total. The land is all fenced with post and rail and/or electric fencing. There is a farm ride running around the circumference, with the poultry unit having the appropriate secure poultry fencing separating from the pastureland surrounding.

Services

Mains electricity & water

Private drainage via septic tank

Geo-thermal central heating and solar thermal hot water

Local Authority

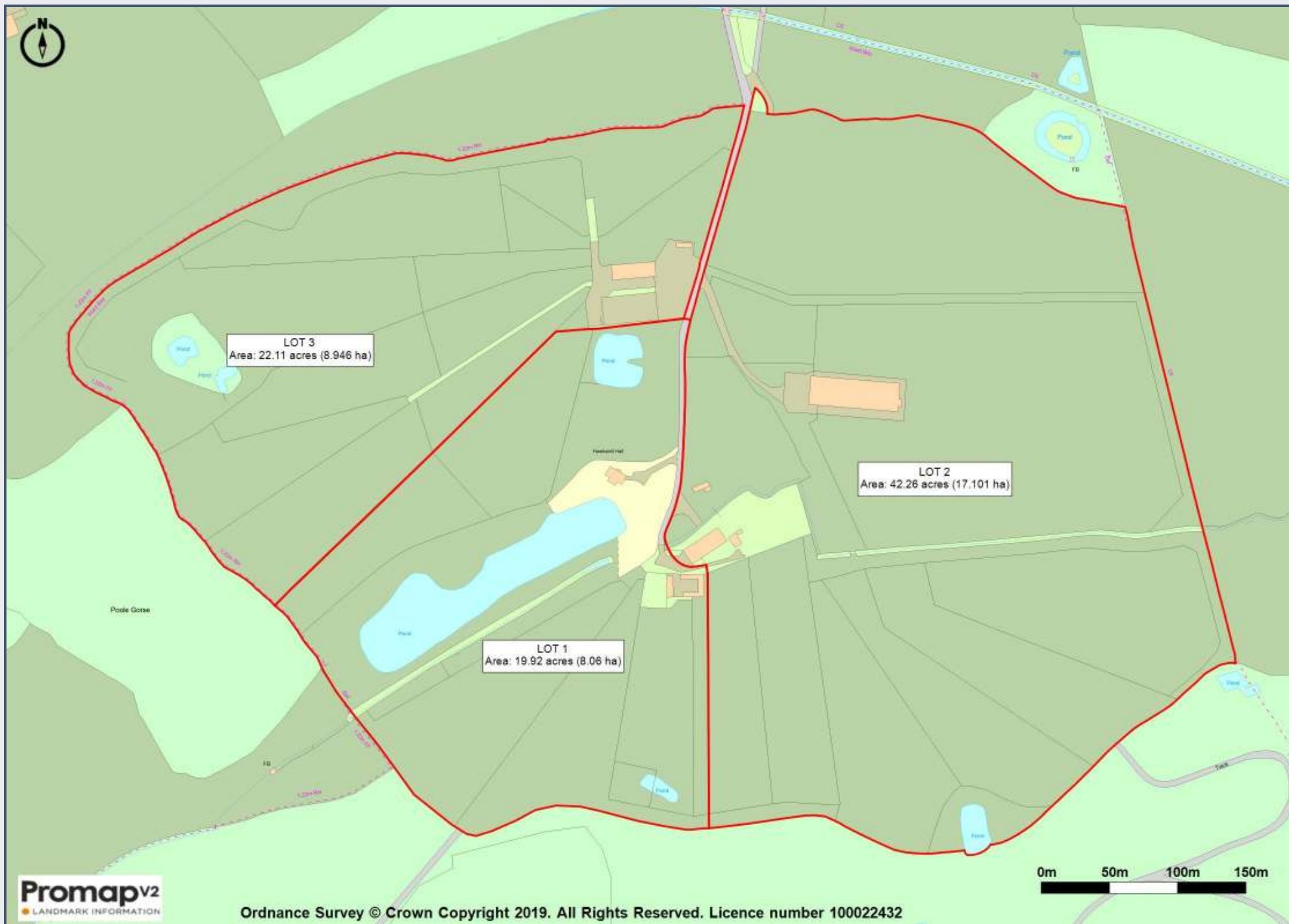
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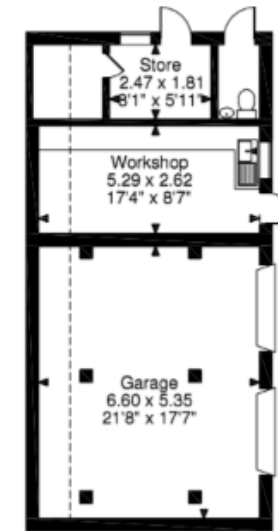
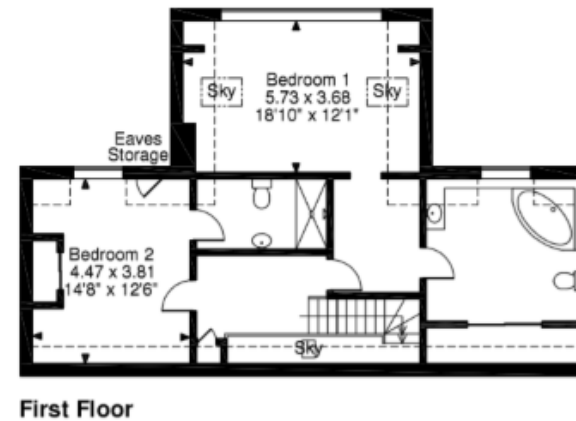
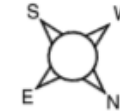
Viewings

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





Hawksbill Hall, Hollyhurst Road, Wrenbury, Nantwich
Approximate Gross Internal Area
Main House = 1801 Sq Ft/167 Sq M
Garage = 326 Sq Ft/30 Sq M
Workshop & Store = 226 Sq Ft/21 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□□□□ Denotes restricted head height

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