



Tanhouse Farm  
Eaton | Cheshire



# Tanhouse Farm

Macclesfield Road, Eaton  
Cheshire, CW12 2ND

A superbly designed and refurbished 5-bed former farmhouse with mature gardens, equestrian facilities and circa 15 acres of land.

- A spacious 5-bedroom property, finished to a high standard and perfect for modern family living.
- GF: Kitchen/breakfast room, utility, boot room, large formal living room, study, sitting room, bar room, garden room.
- FF: Master bedroom with large en-suite, another bedroom with en-suite, 3 further double bedrooms and a family bathroom.
- Mature gardens and entertaining areas.
- L-shaped stable building with 5 x stables.
- 30m x 40m arena with Charles Britton surface.
- Range of further stable buildings and stores.
- Well fenced and secure paddocks.
- In all about 15.52 acres.

Distances in approx. miles:  
Congleton 2m | Macclesfield 7m  
Holmes Chapel 10m | Alderley Edge 10m  
Wilmslow 13m | Northwich 19m  
Stoke on Trent 16m | Manchester 25m



## Location

Tanhouse Farm is located down a private drive from Macclesfield Road, a well-connected route linking Congleton to Macclesfield. The A34 is easily accessible and provides a direct route into Alderley Edge, Wilmslow and beyond to Manchester.

The nearby Market Town of Congleton is only a short distance and includes a wide range of day to day amenities including a number of major grocery stores, pubs, wine bars, coffee shops, restaurants, retail shops and local deli's. Congleton has nursery, primary and secondary schools available, including the well-respected Havannah School and Eaton bank Academy. Further afield are The Grange in Northwich, Terra Nova School and Kings School in Macclesfield.

Congleton is blessed with sporting facilities, including rugby, football and cricket. All clubs compete to a high standard and have teams of all ages with youth coaching most weekends. There are gym and spa facilities within the town and two golf courses at the Congleton and Astbury.

The area is outriding heaven with superb outriding off the local country lanes and nearby bridle network. Somerford Park Farm (6 miles) provides an excellent range of equestrian facilities for a range of disciplines.

## Description

Tanhouse Farm is positioned in a sought-after and idyllic location, accessed via a long sweeping driveway from the main road. The house is a combination of charming original features and modern-day comforts.





The ground floor consists of a large kitchen/living room with a range of wall and ground units, granite surfaces, integrated appliances and electric 4 oven AGA. Off the kitchen is a utility and boot room, with back door leading to the rear garden. There is a large formal living room with double doors leading onto the front patio and a feature fireplace with wood-burner. Beyond the living room is a study and cosy sitting room. To the rear of the property is a feature bar with WC adjacent. This room has double doors opening onto the rear patio area, perfect for entertaining. From the patio you can access the Garden room, which is currently used as a secure tack and rug room.

The first floor consists of a master bedroom suite with shower and bath en-suite. There is another large double bedroom with shower en-suite, 3 further double bedrooms and a family bathroom.

The property has been finished to a high standard and tastefully finished to offer a perfect family home.

### Outside

Surrounding the property is mature garden with an array of flower beds, lawned areas and hedgerows. The existing owners have built several raised areas for entertaining which take advantage of the surrounding views.

Adjacent to the property is a L-shaped building, built of brick construction under a slate roof. This cantilevered building houses 5 stables in total, with 2 stables being larger than the rest. All stables have automatic drinkers and rubber matting.



There is a 30m x 40m arena with Charles Britton surface and further temporary stables on the bottom yard. There is also an oak framed building with open sides to one elevation, used for storage.

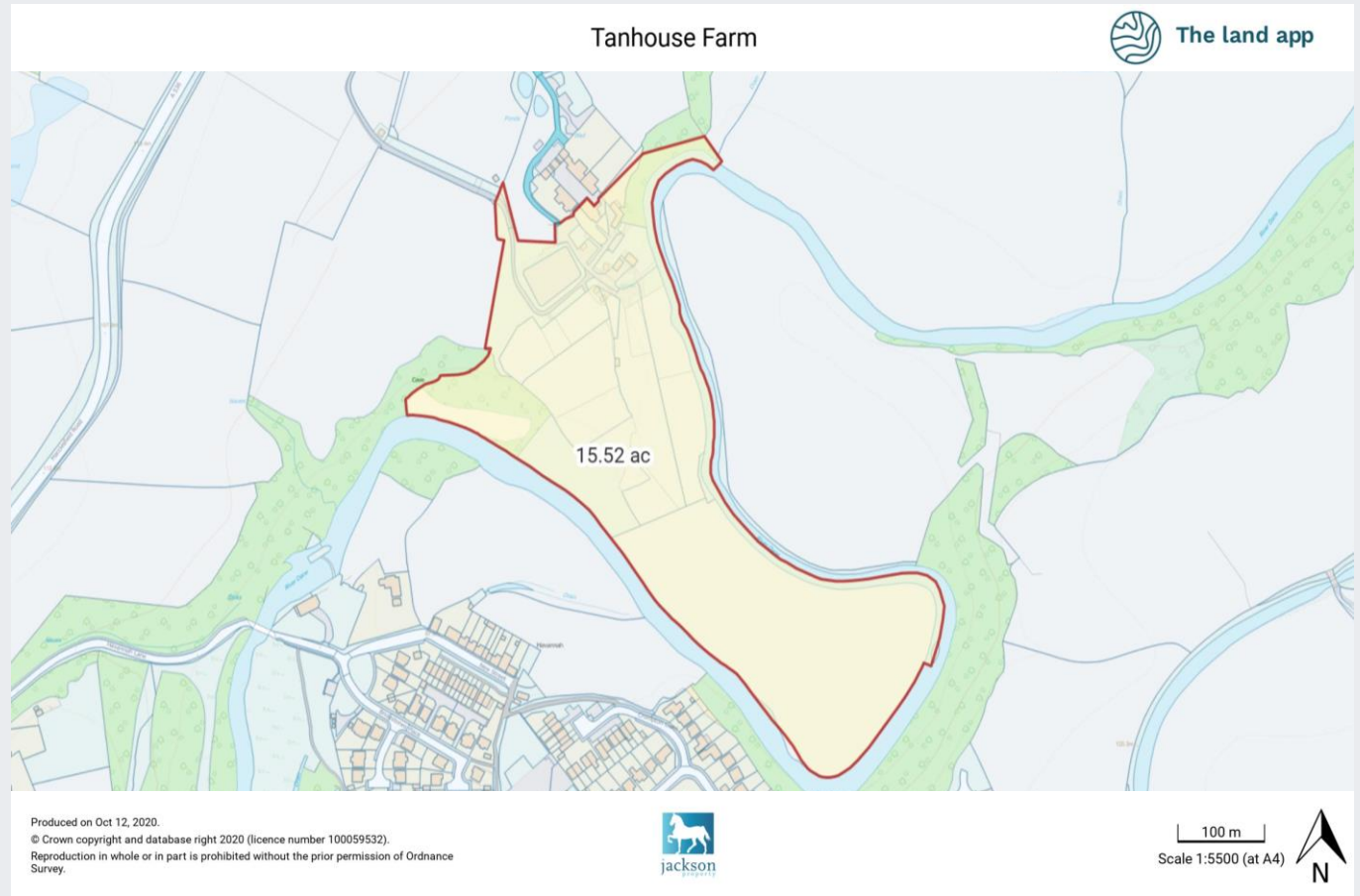
Beyond the yard is the majority of land, running down to the River Dane. The land is all fenced into several paddocks and comprises 15.52 acres in total and all eligible for the Basic Payment Scheme. There is single bank fishing for approx. ¼ mile on the River Dane, which reports to be well stocked with brown and rainbow trout.

### Services

- Mains water and electricity
- Gas fired central heating
- Private drainage

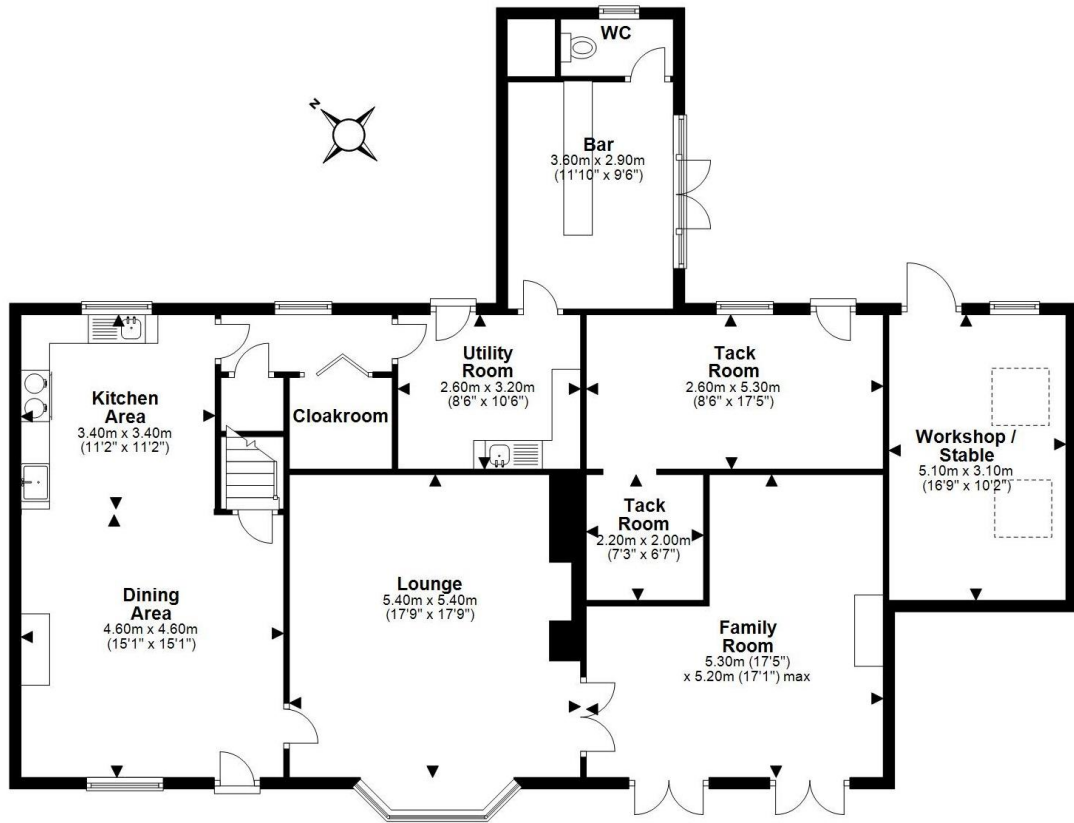
### Viewing

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



### Ground Floor

Approx. 153.0 sq. metres (1647.2 sq. feet)



### First Floor

Approx. 135.0 sq. metres (1453.1 sq. feet)



Total area: approx. 366.1 sq. metres (3941.1 sq. feet)



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