



Smithy Farm, Swettenham, Congleton, CW12 2LA
For Sale by Informal Tender in two Lots



Smithy Farm Swettenham Congleton, CW12 2LA

We are delighted to offer for sale by informal tender this three bedroomed detached cottage, situated in the highly desirable village of Swettenham together with adjoining land extending to approximately 2.44 acres.

In addition, there is a nearby field adjoining Swettenham Lane, which extends to 5.12 acres, which is available to purchase either separately or together with Smithy Farm.

LOT 1 – Smithy Farm

The house is in need of modernisation and also has the potential to be extended, demolished or rebuilt subject to obtaining the relevant planning approval. In addition to the house, the property has a range of outbuildings together with the land extending to 2.44 acres.

The accommodation of the house comprises: -



Entrance Porch 11' 10" x 7' 1" (3.60m x 2.17m)
Stone flagged floor.

Lounge one 14' 11" x 13' 6" (4.55m x 4.11m)
UPVC double glazed window to the front aspect.
Exposed beams, fireplace.

Lounge two 13' 5" x 12' 2" (4.10m x 3.72m)
UPVC double glazed window to front and side aspect.
Solid wood front entrance door with access to the front of the property. Open fireplace with multi fuel burner, Exposed beams.

Kitchen 9' 6" x 8' 2" (2.89m x 2.48m)
Window to the rear aspect. Having a range of wall cupboard and base units with work surfaces over incorporating a stainless steel 1 1/2 bowl sink and drainer, Space for fridge. Tile flooring. Staircase to the first floor.

Dining Room 14' 6" x 9' 7" (4.41m x 2.91m)
Double-glazed window to the rear aspect. Having an aga, quarry tiled floors. Access to the first floor via second staircase.

Lounge three 13' 6" x 9' 11" (4.11m x 3.02m)
Two hardwood double glazed windows to the side aspect, UPVC double glazed French doors to the front aspect. Featuring an open fireplace.

Shower Room 8' 4" x 4' 10" (2.55m x 1.48m)
UPVC obscure double-glazed window to the side aspect. Three-piece suite Incorporating a low-level WC, Pedestal wash hand basin with mixer tap over, shower cubicle, tiled walls, tiled floor, inset spotlighting, wall mounted electric heater, Extractor fan.

Staircase one

Landing

Bedroom One 14' 5" x 13' 6" (4.40m x 4.11m)
UPVC double glazed window to the front aspect, fireplace.

Bedroom Two 13' 6" x 12' 2" (4.12m x 3.72m)
UPVC double glazed window to the front aspect.

Bathroom 8' 2" x 6' 5" (2.49m x 1.95m)
Window to the side aspect. Two-piece suite with a bath and wall mounted wash hand basin.

Staircase Two

Landing
Having a wooden window to the side aspect.

Bedroom Three 13' 6" x 10' 0" (4.11m x 3.06m)
UPVC double glazed window to the front and rear aspects, Storage heater.



Externally

Outbuildings

Open fronted double garage, timber framed construction clad with corrugated metal sheeting.

Shippon – 5.0m x 4.1m (20.5m²) of brick and tile construction with stalls for 5 cattle and small adjoining store.

General purpose store shed – 10.0m x 17.8m (178m²), concrete block walls and metal framed roof clad with corrugated cement asbestos.

Store shed – 5.6m x 5.4m (30.2m²) of timber const

In addition to the yard that provides ample off-road parking there are gardens adjacent to the house and the adjoining orchard and paddock, in all extending to 2.44 acres.

GUIDE PRICE

£600,000 TO £700,000

LOT 2 –

Paddock adjacent to Swettenham Lane extending to 5.12 acres. The land is laid mainly to grass together with wooded areas where it slopes down to adjoin Swettenham Brook

GUIDE PRICE

£50,000 TO £100,000

LOT 3 –

The opportunity to purchase Lots 1 and 2 together.

GUIDE PRICE

£650,000 TO £750,000

Note

The property used to operate as a filling station and adjacent to the open fronted garage there are

2x 500-gallon fuel tanks, which we understand from the vendors were filled with concrete in approximately 2011.

Also, the large outbuilding is clad with asbestos cement sheets.

In addition, we are informed that there was a well adjacent to the rear entrance door, which is now concreted over.

Prospective purchasers are advised to make their own enquiries about these items.

Council Tax Band: F

EPC Rating: F

Tenure: Freehold



Lot 1 and 2 - Smithy Farm, Swettenham, Congleton CW12 2LA - For identification purposes only



Lot 2
Area: 5.12 acres
(2.07 ha)

75.6m

77.1m

77.1m

Swettenham Brook

Mill Pond

Swettenham Water Mill

Sluice

Mill House Farm

Daffodil Dell

Bowling Green
The Swettenham Club

78.0m

LB

Smithy Farm

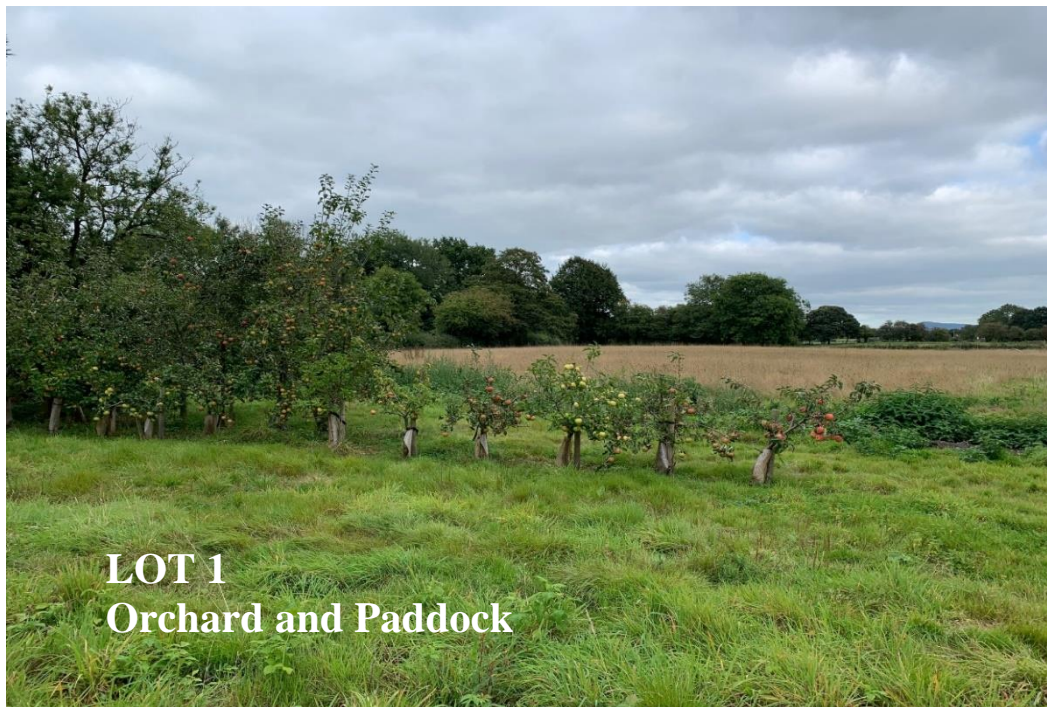
Lot 1
Area: 2.44 acres
(0.99 ha)

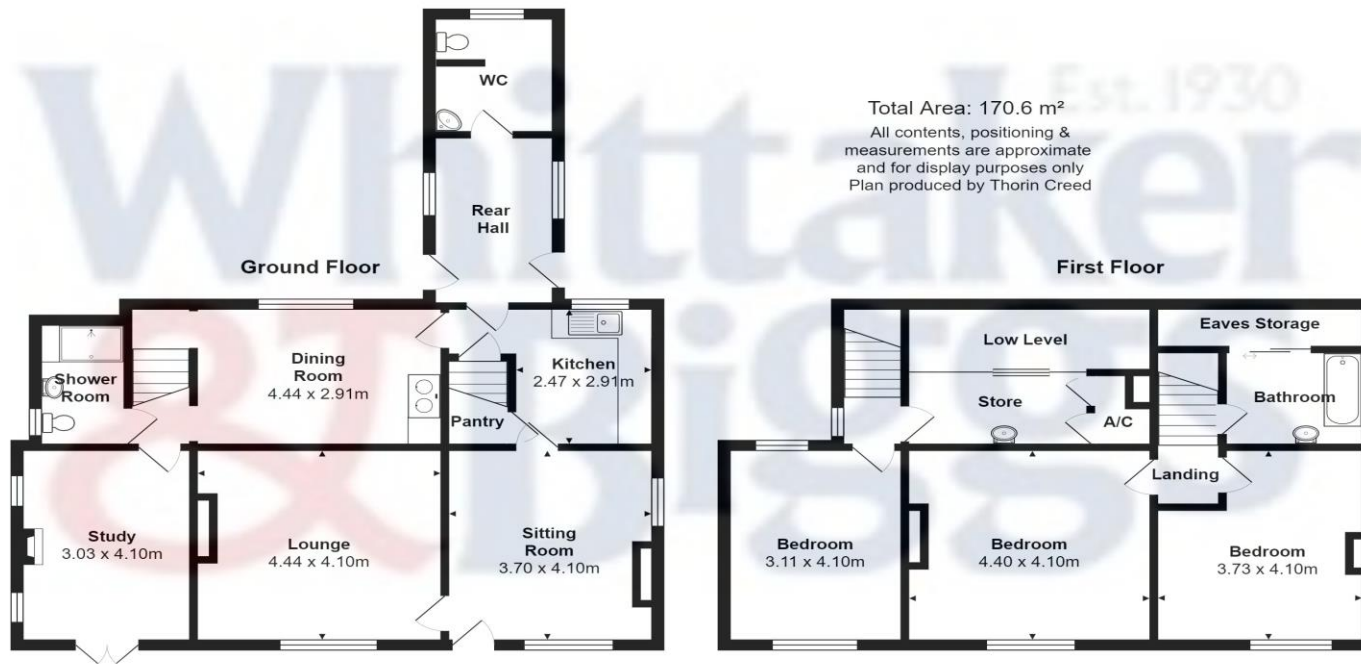
79.2m

Honeybee Cottage









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