



Higher Snab Farm, Bickley Moss



Higher Snab Farm

Bickley Moss, Nr. Whitchurch, SY13 4JE

This detached former farmhouse offers well proportioned versatile family accommodation totalling 3,100 sq.ft. with the opportunity to create (subject to refurbishment) a 5 bedroom, 3 bathroom property if desired. The property benefits from a recently constructed double garage, various attached outhouses, large south facing garden.

- Large 22' rear Reception Hall, 3 principal Living/Reception Rooms, large Study (currently utilised as a 4th double bedroom), Kitchen Breakfast Room.
- 3 Principal first floor Double Bedrooms, Family Bathroom.
- 3 Additional first floor rooms suitable for refurbishment to create additional bedrooms and bathrooms if desired.
- Attached Outhouses, Double Garage, large South facing gardens principally laid to lawn.

Location

Higher Snab Farm enjoys a delightful rural setting yet conveniently situated to the popular village of Malpas 4.5 miles which provides comprehensive facilities for everyday purposes as well as the secondary education at the highly sought after Bishop Hever High School. The Cholmondeley Castle Farm Shop is 3 miles, Whitchurch town centre is just 5 miles and provides four of the large supermarket chains as well as a train station offering a regular service to Crewe station and also Manchester. Wrenbury station is a 10 minute drive providing links to London (1hr 40 min – via Crewe). Delightful country walks can be enjoyed from the property as well as a number of recreational facilities within 15 minutes drive including football, cricket, rugby, hockey, tennis and bowls and a number of golf clubs. The Cholmondeley Arms, one of Cheshire most renowned hostelry's is a 5 minute drive as well as the village of Marbury and the award winning Swan Pub.

Accommodation

The front door is situated beneath a pillared storm porch which opens to a central hall with staircase rising to the first floor and doors off to a sitting/family room and dining room which in turn gives access to a well proportioned **Living Room 5.6m x 5m**, this overlooks the front garden and has an open fireplace and communicating door to the versatile study/playroom (which can also be accessed from the rear hallway). The **Dining Room 5m x 3.8m** also overlooks the front garden and has an understairs storage cupboard. The **Family Room**



4m x 4.7m has an open fireplace and is open plan to the **Kitchen Breakfast Room 5.9m x 3.7m**. This is fitted with an extensive range of wall and floor cupboards, appliances include an integrated oven with four ring ceramic hob. The spacious **Rear Hallway 6.8m x 2m** has a door opening to the rear courtyard and a communicating door to the large **Versatile Study/Playroom 4.5m x 3.7m**.

To the first floor there is a large **Family Bathroom** and **three principal double bedrooms**, one of which gives access to a **Large Store Room 6.4m x 5.1m** (situated above the living room) with further **Store Room off 4.6m x 3.7m**. Both of these rooms could be refurbished to create a large master bedroom suite with ensuite bathroom and dressing room, therefore creating a four bedroom, two bathroom property.

A doorway off the large store room gives access to a stairway with further **Store Room off 4.5m x 3.1m** which could become a further bedroom. The stairwell leads down to a store room on the ground floor which can be accessed externally from the rear courtyard.

Externally

A gravelled driveway leads to a large courtyard at the rear of the property with large detached recently constructed **Double Garage** to the side. From the rear courtyard there are outhouses and doors giving access to the rear hallway. Access is available to either side of the property to the south facing gardens which are of a generous size and principally laid to lawn including a wild life area with pond.

Directions

From Tarporley proceed South down the A49 towards Whitchurch for approximately 9 miles passing the Cholmondeley Arms Pub on the left hand side. Having passed the Cholmondeley Arms continue for a further 1.2 miles and turn left at the Bickley crossroads into Snab Lane, signposted Marbury, follow this road for approximately 200m and the driveway to the property will be found on the right hand side.

WHAT 3 WORDS - Factor.joys.pleasing.

Services / Tenure

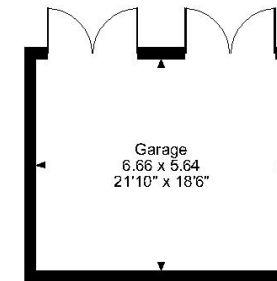
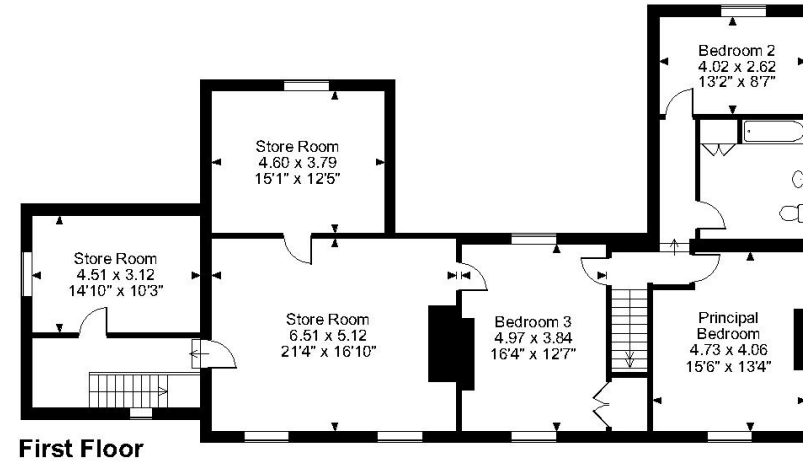
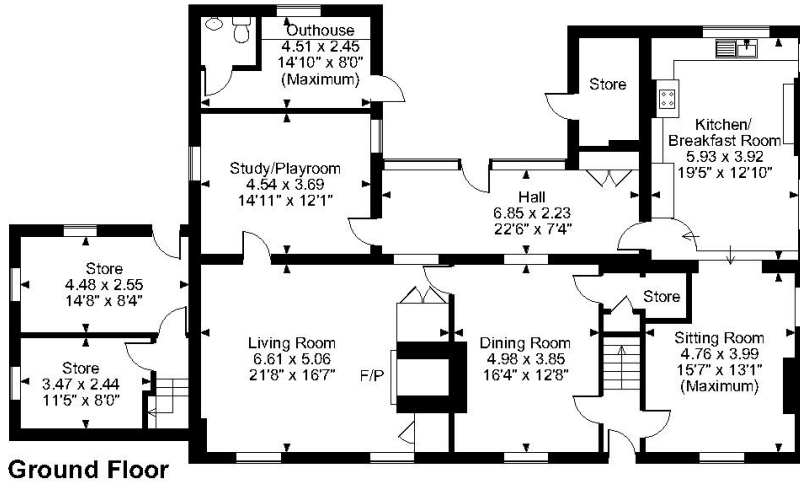
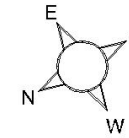
Mains Water, Electricity, Septic Tank. / Freehold

Viewing

Strictly by appointment with Cheshire Lamont Tarporley.



Approximate Gross Internal Area
 Main House = 3442 Sq Ft/320 Sq M
 Garage = 404 Sq Ft/38 Sq M
 Store = 50 Sq Ft/5 Sq M
 Total = 3896 Sq Ft/363 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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