



Fernhill  
Hulme Walfield

Offers Over £1,000,000

Andrew J Nowell  
& Company



## Fernhill, Smithy Lane, Hulme Walford, CW12 2JG

A charming, detached farmhouse occupying an elevated position with far reaching views across the adjoining countryside.

- 1.8 Acres
- No Chain
- Stunning Views
- Garaging

Fernhill is a detached farmhouse enjoying superb, elevated views across the neighbouring countryside.

The property has been immaculately maintained by the current owners and offers spacious and well-balanced accommodation throughout.

On the ground floor there is an Oak framed entrance porch, entrance hall with cloakroom WC off, sitting room, family room with central fireplace and double doors opening onto the garden and the breakfast kitchen with utility/boot room off. The Thomas & Thomas Kitchen has traditional shaker style units, with granite worksurfaces, integrated Miele appliances and central AGA.

Upstairs is a large principal bedroom suite with spacious en-suite bathroom. There are three further double bedrooms and the family bathroom. Both bathrooms have contemporary Duravit fittings and bespoke tiling.







Externally the property is approached via a sweeping gravel driveway which offers ample off-road parking and leads to the detached garage & carport.

The grounds extend to approximately 1.8 acres and include the formal gardens with large Indian stone patio, lawn, raised beds and Hartley Botanic greenhouse. The remainder of the grounds are made up of paddocks and fields and dog run.

Situated in a charming rural position in Hulme Walfield surrounded by Cheshire countryside. Fernhill is within easy reach of the centres of Congleton, Macclesfield, Alderley Edge and Wilmslow.

## Important Information

What 3 Words – [///angel.convinced.install](http://angel.convinced.install)

Council Tax – E

EPC Rating – D

Tenure – Freehold

Heating: Oil Fired Central Heating

Services: Mains Electric & Water, Drainage via Septic Tank (non-compliant with regulations)

Parking: Driveway, Garage & Carport

Flood Risk\*: Very low risk of flooding

Broadband: Fibre broadband installed at the property

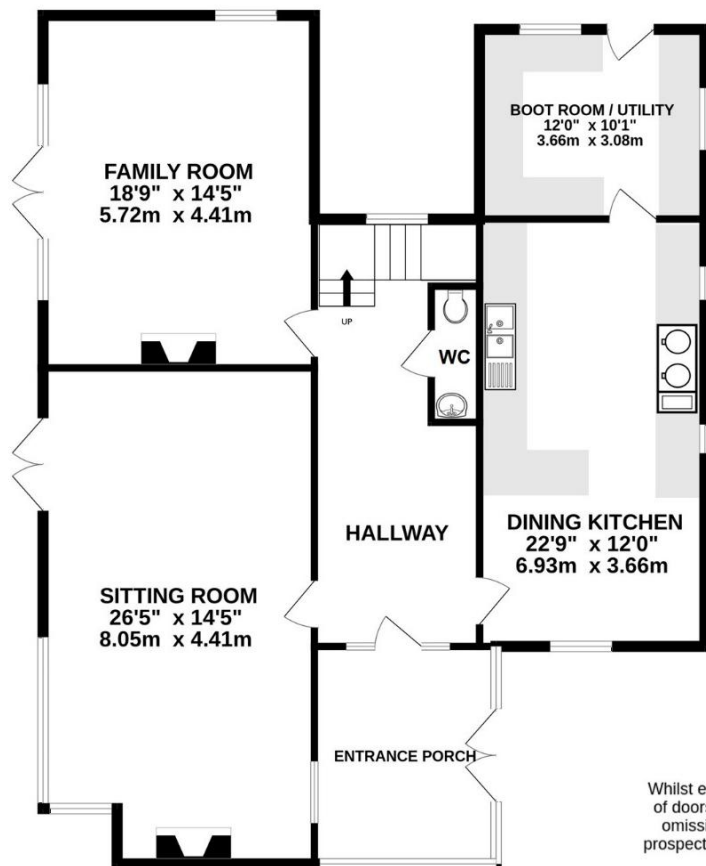
Mobile Coverage\*\*: Mobile coverage with main providers (EE, O2, Three & Vodafone) limited coverage indoors.

\* Information provided by GOV.UK

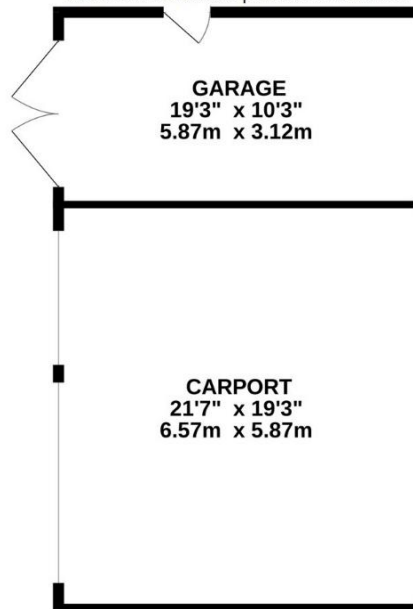
The information isn't guaranteed. Andrew J Nowell take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.



**GROUND FLOOR**  
1946 sq.ft. (180.8 sq.m.) approx.



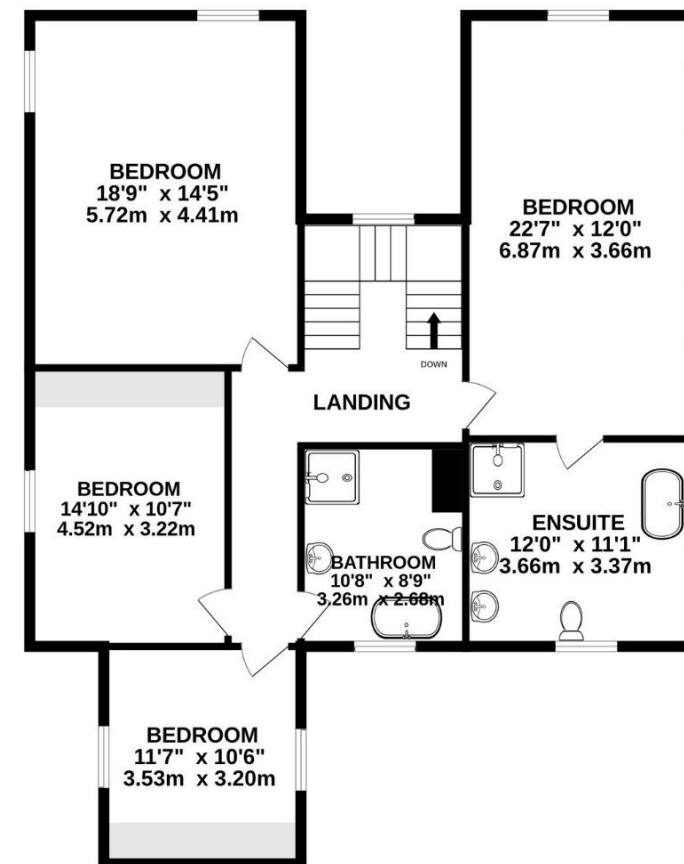
\*Not shown in actual position/orientation



**TOTAL FLOOR AREA : 3151 sq.ft. (292.8 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**1ST FLOOR**  
1205 sq.ft. (112.0 sq.m.) approx.



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