



Hare Pasture Farm
Over Alderley

Guide Price £2,500,000

Andrew J Nowell
& Company





Hare Pasture Farm, Slade Lane, Over Alderley, SK10 4SF

A charming farmhouse with generous grounds extending to just under 5 acres with superb equestrian facilities including stables and a menage.

- Five Bedrooms
- Generous Grounds
- Idyllic Location
- Unique Accommodation

Hare Pasture Farm is a charming individual farmhouse which blends the original characterful property with contemporary additions which create a bright and spacious family home, finished to a high standard.

Features of particular note on the ground floor include the stunning open sitting room, boasting floor to ceiling windows and bi-folding doors with picturesque views across the gardens and grounds and the large open living kitchen with shaker style units, granite work surfaces and integrated appliances.

In addition on the ground floor is the entrance hall, family room with vaulted ceiling, study area, utility room, two bedrooms, two bathrooms (both en-suite), boot room and cloakroom WC along with a detached office.

To the first floor is the principal bedroom suite with Juliette balcony, dressing room and large en-suite bathroom with free standing bath and walk-in double shower. There are two further bedrooms, two bathrooms (one en-suite), reception area and galleried landing.

Externally the property is approached via a set of electric gates which open to a resin bonded and stone flagged driveway providing ample parking. The farm boasts generous gardens and grounds extending to just under 5 acres.







The formal garden has a stone flagged patio with water feature and walled border, large lawns with lake and woodland areas. The remaining acreage is separated into the paddock and menage. There is a large, detached garage and tack room, three stables and various outbuildings including storage sheds and field shelters.

There is an additional 6 acres of grazing land available under separate negotiation.

Alderley Edge village is within a few minutes' drive offering a good range of shopping, including Waitrose supermarket, boutiques and fine restaurants. The area has excellent schooling and The Edge is a well-known beauty spot with delightful walks. The motorway network system is within easy access, as is Manchester International Airport, local and commuter rail links to Manchester and London.

Important Information

What 3 Words - [///times.assist.twinkling](http://times.assist.twinkling)

Council Tax - G

EPC Rating - C (72/81)

Heating: Oil Fired Central Heating

Services: Mains Electric & Water, Drainage via sewage treatment plant. The property also has solar panels.

Parking: Driveway & Garage

Tenure - Freehold

Flood Risk*: Very low risk of flooding

Broadband**: Ultrafast broadband available at the property

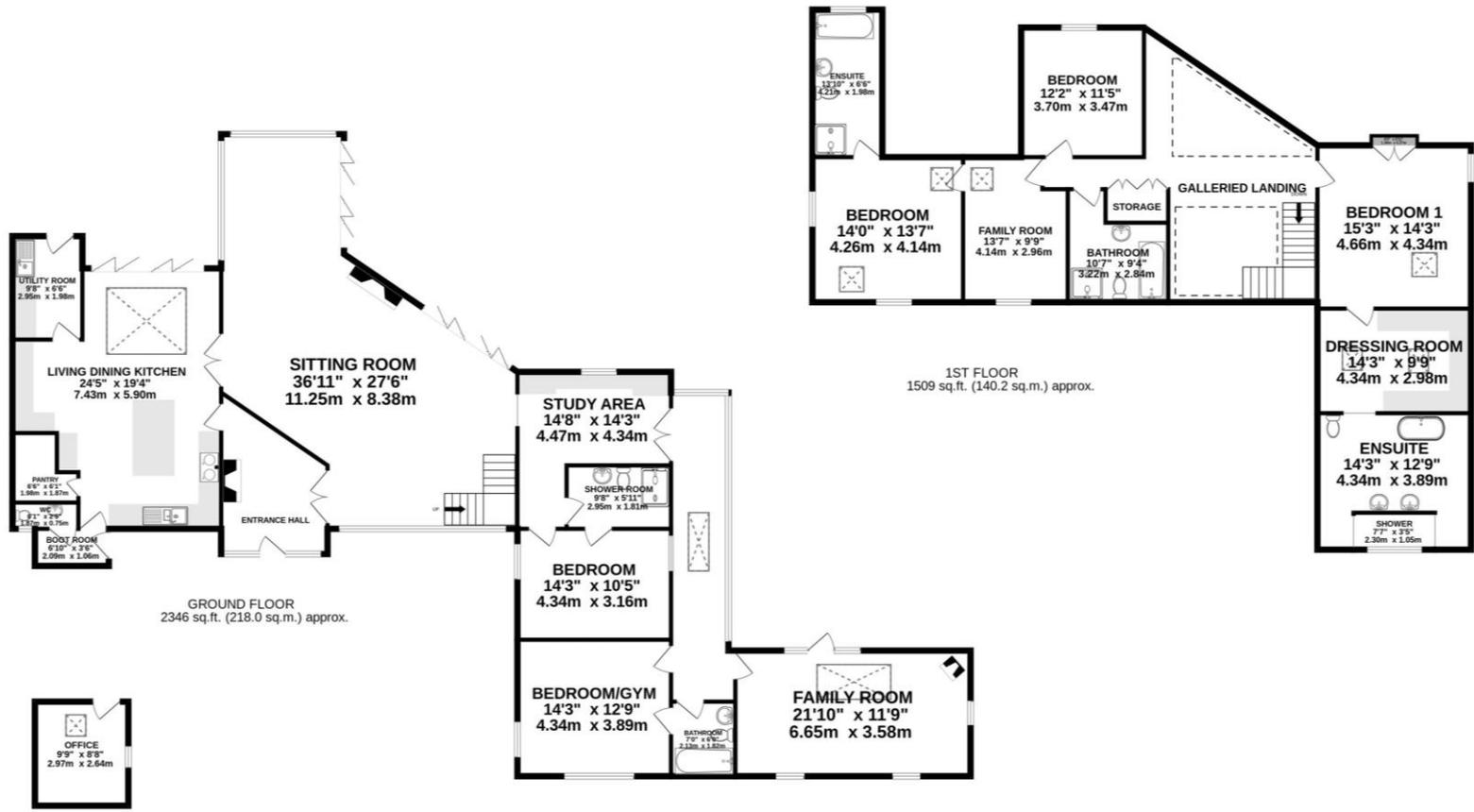
Mobile Coverage**: Mobile coverage with main providers (EE, O2, Three & Vodafone), limited coverage indoors.

* Information provided by GOV.UK

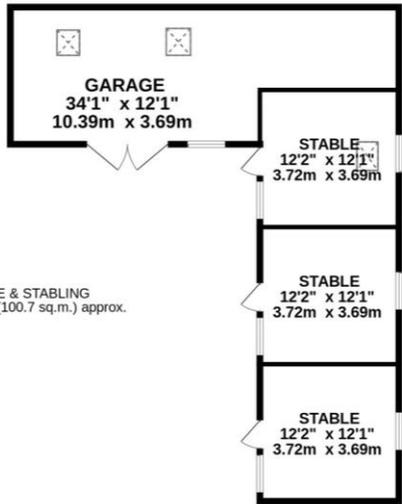
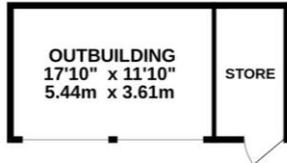
**Information provided by Ofcom checker

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.





*Not shown in actual position or orientation



GARAGE & STABLING
1084 sq.ft. (100.7 sq.m.) approx.

TOTAL FLOOR AREA : 4940 sq.ft. (458.9 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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