



*Jordan Fishwick*

Lodge Farm Fanshawe Lane, SK11 9PL

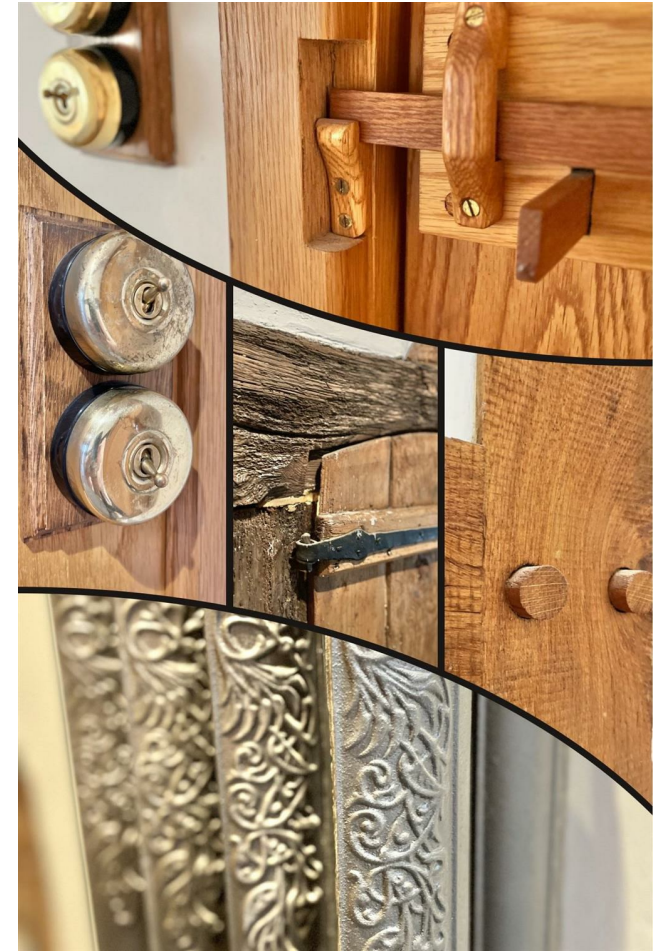
Guide Price £2,105,000



## Fanshawe Lane Henbury SK11 9PL

Guide Price £2,195,000


A beautiful and totally private farm complex set within approximately 20 acres of pasture land, woodland and lake, just off Fanshawe Lane near Redesmere Lake in Henbury, Cheshire. The complex comprises a spacious three bedroom, four reception detached farmhouse, offering many characterful features such as latch & brace doors, inglenook fireplace with wood burning stove, AGA, solid oak staircase, and timber framed garden room with stunning views to the rear over the lake. There's a detached one bedroom cottage, and a superb range of outbuildings. The current owners use the property for equestrian purposes, as such one of the barns ( 61ft x 29ft ) houses 8 monarch stalls a tack room and wc, another barn ( 49ft x 30ft ) is currently being used for storage, and there's a triple garage, steel portal 4 vehicle car port, 98ft x 71ft Agricultural building, and a ménage. The approach, gardens and grounds are a delight, this truly is the rural idyll, yet is only a 10 minute drive from Alderley, Congleton and Macclesfield, and a 20 minute drive from Manchester International Airport.





- Characterful Period Farm House
- Separate Detached Cottage
- Approximately 20 Acres
- Equestrian Facilities
- Outbuildings, Garages and Barns
- Secluded and Private

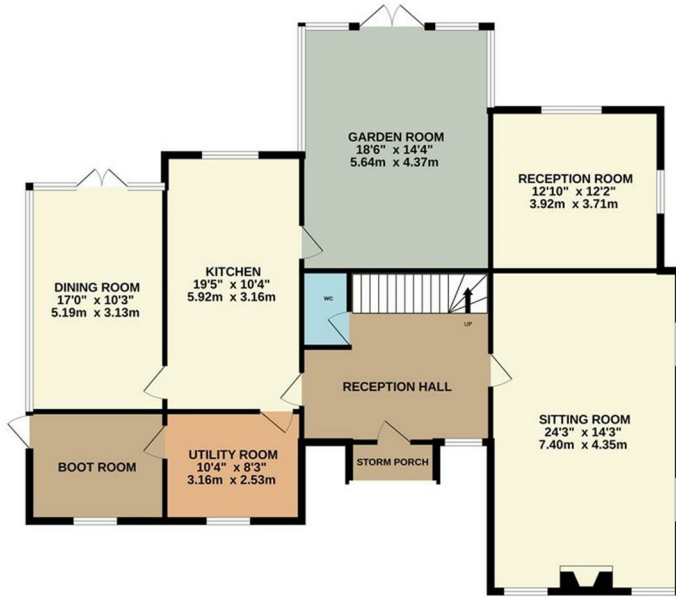


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>72</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>47</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

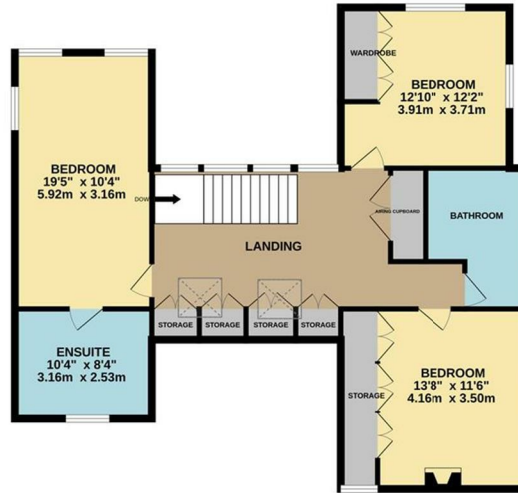




GROUND FLOOR  
1514 sq.ft. (140.6 sq.m.) approx.



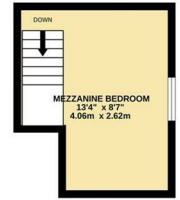
1ST FLOOR  
972 sq.ft. (90.3 sq.m.) approx.



GROUND FLOOR  
608 sq.ft. (56.5 sq.m.) approx.

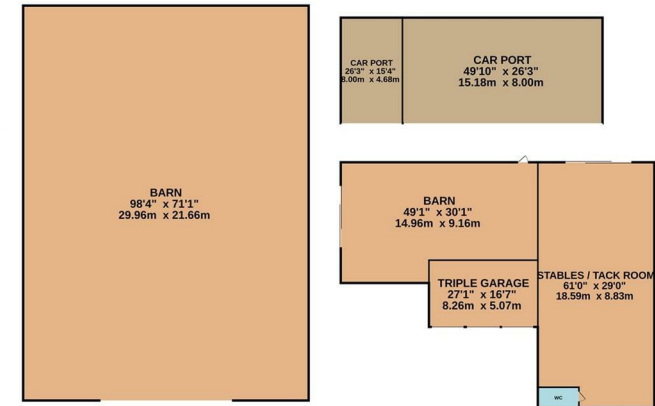


1ST FLOOR  
151 sq.ft. (14.1 sq.m.) approx.



TOTAL FLOOR AREA: 760 sq.ft. (70.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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GROUND FLOOR  
12235 sq.ft. (1136.7 sq.m.) approx.



TOTAL FLOOR AREA: 12235 sq.ft. (1136.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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TOTAL FLOOR AREA: 2486 sq.ft. (230.9 sq.m.) approx.  
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