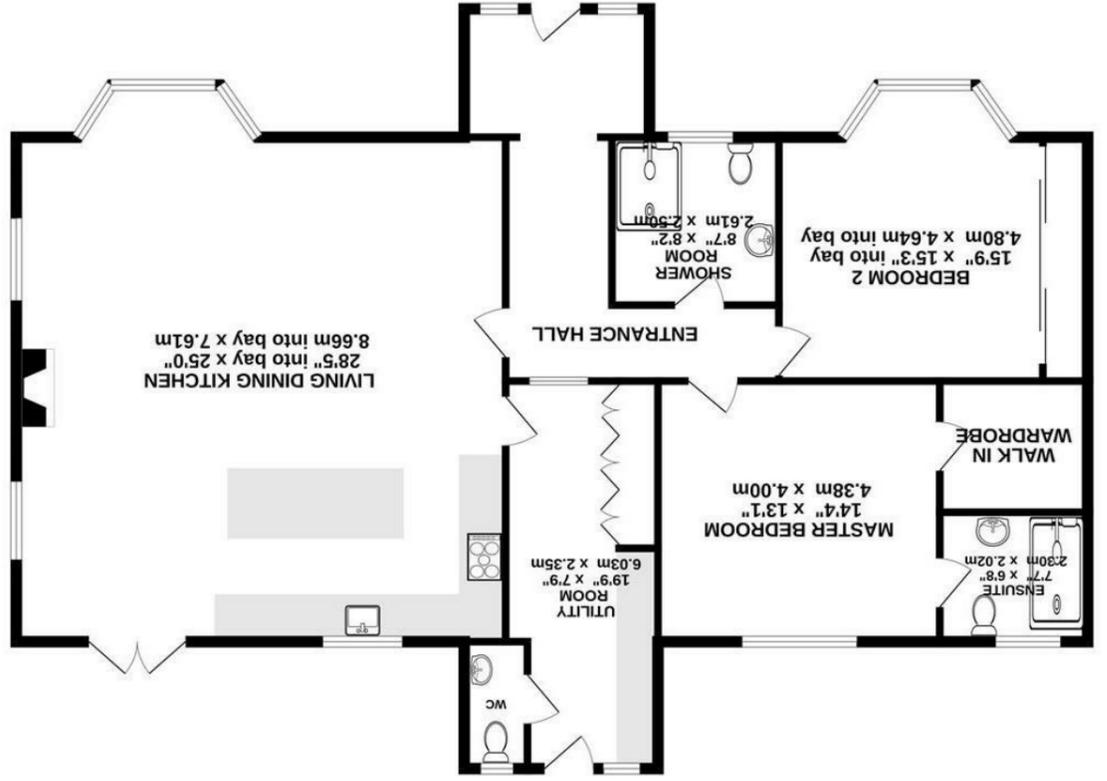


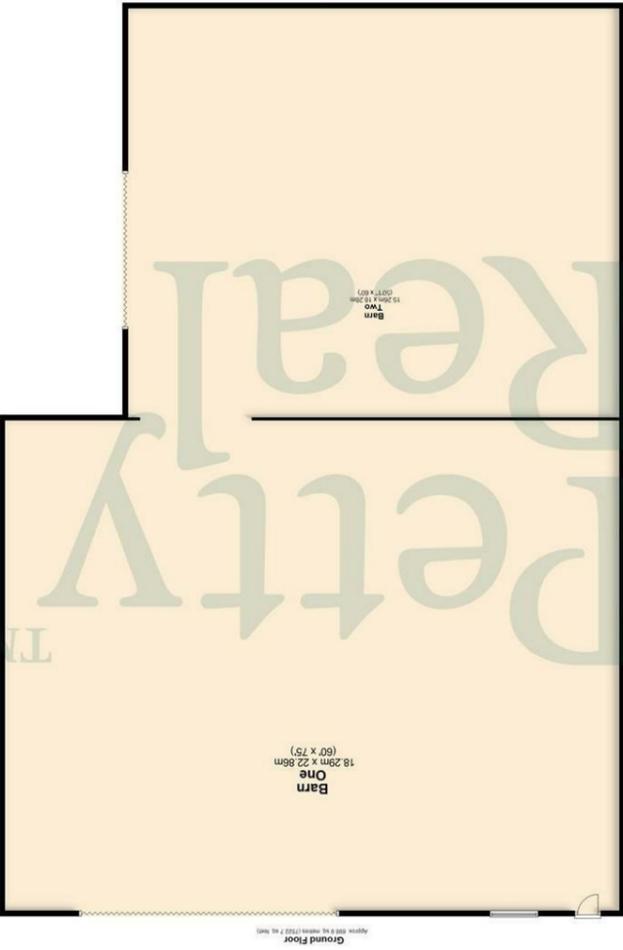
MISREPRESENTATION ACT 1967.
 Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
 2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
 3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

www.wrightmarshall.co.uk
 Knutstord@wrightmarshall.co.uk
 01565 621624

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors 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 efficacy can be given.



1625 sq.ft. (151.0 sq.m.) approx.



Wright Marshall
 Estate Agents

£1,000,000



**Annabel's Farm, Moss Road
 Cadishead, Manchester, M44 5JU**

2 2 1 C

COUNCIL TAX BAND: C



The phrase “rare opportunity” is often used in estate agency, however in this instance it is entirely justified. For the right buyer, this could represent a genuine once-in-a-lifetime opportunity to acquire a beautiful home set within its own private grounds of approx. 4 acres.

Constructed by the current vendors approximately 20 years ago, the property has been thoughtfully maintained and enhanced over time, most recently with the installation of a bespoke fitted kitchen. This spacious detached home offers excellent versatility, with further potential to extend if required, or the possibility of adding dormer accommodation should additional living space ever be desired. Positioned approximately two miles from the centre of Cadishead and accessed via a private, unadopted road, the property enjoys an exceptional level of privacy while still offering the convenience of nearby amenities. Cadishead town centre is close at hand, while the Trafford Centre and surrounding transport links are only a short drive away.

Upon approaching Annabel’s Farm, an attractive gated entrance opens onto a large printed concrete driveway providing ample parking for multiple vehicles, complemented by expanses of immaculately maintained lawns that frame the property beautifully. The double bay-fronted bungalow offers an impressive first impression. The accommodation briefly comprises a welcoming entrance hallway leading into the main living space, which is a large open-plan kitchen, dining and family room. This impressive room benefits from windows to three sides and French doors opening onto the patio area, allowing plenty of natural light to flood the space. A log-burning stove provides a focal point, while the recently fitted modern kitchen with large central island creates the perfect setting for both family life and entertaining. A useful and generously sized utility room sits just off the kitchen, along with a convenient two-piece cloakroom.

The accommodation continues with two large double bedrooms, including a bay-fronted guest bedroom with fitted wardrobes to one wall, and a spacious principal suite featuring a walk-in wardrobe and separate en-suite shower room.

Further enhancing the appeal of the property are two substantial attached barns measuring approximately 60ft x 50ft and 60ft x 75ft, along with an additional metal-sided storage building. Externally, the barns benefit from extensive hardstanding and a separate gated entrance, allowing deliveries and vehicle access without disturbing the privacy of the main property. The barn area itself is fully secure with electric gates and has been thoughtfully configured into two main sections with an internal room that would lend itself perfectly to use as an office or workspace. The buildings are equipped with two electric roller shutter doors and three-phase electricity, making them suitable for a variety of potential uses, whether for business, storage, or specialist hobbies.

Altogether, this is a truly unique property offering the rare combination of a substantial family home, extensive outbuildings, privacy and excellent accessibility, a combination that seldom becomes available on the open market. The property is subject to an agricultural occupancy condition.

Any prospective purchaser must ensure they are able to comply with the terms of this restriction. For further clarification or advice regarding the implications of this condition, buyers are advised to seek appropriate independent legal guidance.

NO ONWARD CHAIN