



**MICHAEL J
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Horse Green Farm Norbury | Cheshire | SY13 4HU

Horse Green Farm

Norbury, Cheshire SY13 4HU

The accommodation in brief comprises of; porch, entrance hall, cloakroom, study, utility room, drawing room, kitchen breakfast room, family room and orangery. To the first floor there is a master bedroom suite with en suite bathroom, four further bedrooms and a family bathroom.

Externally the property is approached through an electric gate with a sweeping driveway leading to the house and farmstead with an extensive range of traditional and more modern farm buildings, a number of which in recent times have been adapted for a substantial equestrian facility. The property is available as a whole (104 acres in total) or in lots. Lot 1- 28.76 acres(11.59ha) and includes the Farmstead, pasture land and manege, Lot 2- 19.6 acres (7.940ha), Lot 3- 21.0 acres(8.52ha) and lot 4- 34.7 acres(14.06ha). The farmstead consists of: 8 'Monarch Imperial' Stables, a 5 bay storage barn with covered horse walker, feed room, two store rooms, former shippon, brick foaling barn and manege.

In addition, there are barns including a 3 Bay Portal Frame Barn, 4 Bay Dutch Barn, 3 Bay Pole Barn and 4 Bay Stock Barn. The farm house also has beautifully presented spacious gardens mainly laid to lawn with a variety of established shrubs, plants and trees as well as a large pond.



Distances

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| Marbury | 1.2 miles |
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| Wrenbury | 3 miles |
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| Whitchurch | 5 miles |
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| Nantwich | 10 miles |
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| Tarporley | 11 miles |
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| Crewe Station | 13.5 miles |
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| Chester | 19 miles |
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| Liverpool | 44 miles |
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| Manchester | 46 miles |
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A beautifully presented Cheshire farm house, with a wealth of period features in an idyllic rural setting with superb equestrian facilities and glorious rural views over the surrounding countryside.



Ground Floor

Entrance Porch:

11' 7" x 5' 10" (3.54m x 1.78m) Oak double glazed panelled door, double glazed panelled windows to front and side, Indian stone tiled floor, power points, radiator, Oak front door with central leaded window, opening to;

Entrance Hall:

17' 7" x 10' 7" (5.37m x 3.22m) Min. Double glazed panelled window to front, exposed beamed ceiling, Indian stone flagged flooring, walk in storage cupboard, radiator, power points, double glazed panelled door to garden, and stripped pine doors to:

Cloakroom:

9' 3" x 4' 5" (2.83m x 1.35m) Double glazed panelled window, exposed beams, white suite comprising of; low level WC, wash hand basin on cast iron stand, Indian stone tiled floor, radiator and wall lights.

Utility Room:

11' 7" x 9' 2" (3.53m x 2.79m) Double glazed panelled windows to the north and east. Pine wall and base units with work surfaces over, inset Belfast sink with mixer tap, space and plumbing for washing machine and space for dryer. Floor mounted oil fired boiler for domestic hot water and central heating. Indian stone tiled flooring, radiator, power points, exposed beams.

Study:

10' 9" x 6' (3.28m x 1.83m) Double glazed panelled window with easterly views over the gardens, exposed beam ceiling, radiator, power points.

Inner Hall:

Stairs to first floor with under stairs storage, Indian stone flagged flooring, radiator, down lights, power points, double doors to conservatory, and stripped pine doors to kitchen.

Drawing Room:

27' 6" x 16' 7" (8.38m x 5.05m) Double glazed panelled windows to the north and south with views over the gardens and surrounding land. Inglenook fire with wooden beam over, inset 'Clear View' wood burning stove with tiled hearth and exposed Cheshire brick chimney breast. Exposed ceiling beams, radiator, power points, wall lights, and TV aerial point.

Orangerie:

19' x 12' 8" (5.79m x 3.86m) Double glazed French doors and windows to the south and west opening up to garden with views over the fields and manège. Glazed vaulted ceiling, Indian stone flagged flooring with electric under floor heating, down lights, ceiling fan, power points, double doors to;

Kitchen Breakfast Room:

16' 10" x 15' (5.13m x 4.57m) Double glazed panelled window to the east. Fitted with a bespoke 'Martin Moore' hand painted kitchen, with granite and woodwork surfaces over. Inset Belfast sink with mixer tap over, built in fridge and freezer, dishwasher, four oven Aga with inset two ring electric hob. Exposed ceiling beams, spot lights, Indian flagged flooring, radiator, power points, doors to hallway, inner hall and to;

Family Room:

16' 8" x 11' 7" (5.08m x 3.53m) Double glazed panelled window with southerly facing views over the gardens and farm land, exposed ceiling beams, fire place with inset 'Clear View' wood

burning stove. Wall lights, radiator, power points and TV aerial point.

First Floor

Landing: Double glazed panelled window to rear with southerly facing views over the surrounding farm land, stripped floor boards, built in dresser with shelving and draw units, wall lights, radiator, power points, doors off to;

Master Bedroom Suite

Inner Landing: Double glazed panelled window with southerly facing views across farm land, wall lights, stripped wood flooring and stripped pine panelled doors off to;

Bedroom 1:

16' 10" x 14' (5.13m x 4.27m) Double glazed panelled windows to the south and west with views over the surrounding land, period style cast iron fireplace, stripped floor boards, radiator, power points, wall lights.

En Suite Bathroom:

12' 6" x 9' 8" (3.81m x 2.95m) panel glazed window. Fitted with a white suite comprising of; roll top bath with ball and claw feet with mixer tap and shower attachment. Corner shower cubicle with glazed doors, mains fed fixed head shower with separate hand held shower, low level WC, wash hand basin inset into vanity unit with cupboards under, painted panelled walls, stripped floor boards, heated period style radiator, wall lights, shaver point, radiator, access to loft space, walk-in wardrobe with hanging rail and shelving.

Bedroom 4:

11' x 10' (3.35m x 3.05m) Double glazed panelled window with views over surrounding land, exposed beam, radiator, down lights, power points.

Rear Landing:

Double glazed panelled window, radiator, power points, wall lights, stripped pine doors to;

Bedroom 2:

17' x 12' 4" (5.18m x 3.76m) Double glazed window with southerly facing views over the surrounding land, radiator, power points, stripped floor boards.

Bedroom 3:

17' 3" x 10' (5.26m x 3.05m) panel glazed window with views over surrounding land. Period style fire place with tiled insert with wooden mantle and surround. Built in double wardrobe with hanging rail and shelving, airing cupboard housing Mega flow cylinder, radiator, power points, and stripped floor boards.

Bedroom 4:

11' x 10' (3.35m x 3.05m) Double glazed panelled window with views over surrounding land, exposed beam, radiator, pendant light, wall lights, power points.

Bedroom 5:

13' x 9' 6" (3.96m x 2.90m) Double glazed panelled window with views over the surrounding land. Built in wardrobe with hanging rail and shelving, radiator, power points, stripped floor boards.

Family Bathroom:

13' x 5' 2" (3.96m x 1.58m) Panel glazed window. Victorian style roll top bath with ball and claw feet, mixer tap and shower attachment, mains fed rainfall shower over bath, low level WC, wash hand basin with cupboard under, shaver point, wood flooring, radiator, painted half panelled walls, wall lights.

Outside:-

The property is approached via a private driveway which leads on to a spacious area of hard standing providing ample parking and turning space for multiple vehicles. The property and grounds are set over approximately 104 acres overall and is made up of four separate lots which consist of:

Lot 1: 28.6 acres (11.59ha)
(including the farmstead)

Lot 2: 19.6 acres (7.940ha)

Lot 3: 21.0 acres (8.25ha)

Lot 4: 34.7 acres (14.06ha)

The farm house itself has substantial gardens which sweep around the side of the property. These are beautifully presented and are mainly laid to lawn with a variety of mature shrubs, plants and trees as well as a large pond. In addition, there is a spacious paved patio area leading on from the orangery.

Stables:

8 "Monarch Imperial" Stables fitted with rubber mats, water, some with Haybars and troughs, power, light & water, sliding door to:-

"Atcost" 5 Bay Storage barn:

23m x 10.6. (75'4" x 34'7") with covered Monarch 5 bay horse exerciser, power, light and water, covered space for horsebox.

Feed Room:

12.8m x 6.25m (42' x 20'6") Belfast sink, shower, Heater, power & Light, windows and stable doors to front, sliding doors to rear and access to the shippin, two further sliding doors provide access to;

Store Room 1:

7.92m x 4.11m (26' x 13'6") Windows and doors to front, sliding door to rear, hayloft above and sliding door to;

Store Room 2:

5.02m x 3.73m (16'6" x 12'3") Window to side, sliding door to front, hayloft above, Electricity meters & generator point.

Former Shippin:

14.71m x 6.27m (48'3 x 20'7") with feed passage, storage area, doors to front and rear, window openings. (This could be converted to provide additional stables)

Agents Note:

Store room 1, 2 along with the hayloft and the shippin could be converted to provide ancillary accommodation subject to the necessary planning consents.

Brick Foaling Barn:

5.11m x 4.80m (16'9" x 15'9") Stable door and window to yard and double stable doors to paddock behind. fitted rubber mats, lights.

Garage:

4.75m x 2.84m (15'7" x 9'4") Double doors power and light.

Garden Store/Potting Shed:

4.47m x 2.39m (14'8" x 7'10") Window, power and light.

Bin Store:

5.05m x 2.84m (16'7" x 9'4") Double doors, light.

Outside WC:

White suite with low level wc & wall mounted wash hand basin.

Barns:

3 Bay Portal Frame Barn:

13m x 7.3m (42'6" x 23'92) with power light and water, double doors with access to stock yard, solar panels on roof.

4 Bay Dutch Barn:

18.1m x 6.4m (59'3" x 20'92) with attached single bay 7m x 3.8m (22'9" x 12'4") and rear 3 bay field shelter: 13.5m x 6.3m (44'2" x 20'6") with water trough.

3 Bay Pole Barn:

10.2m x 7.1m (33'4 x 23'2")

4 Bay Stock Barn:

18.3m x 7m (60' x 22'9") with power light and water, gates to stock yard and access to paddock.

Manege:

60m x 20m (196'8" x 65'6") with silica sand, rubber, professionally installed, with post and rail perimeter fence, flood lights, drainage and Equestrian Reflections Trio arena mirrors.

Location:

Horse Green Farm occupies a tranquil and private position surrounded by open countryside within the rural hamlet of Norbury being 5 miles to the north of the market town of Whitchurch and 19 miles to the south of Chester.

The property is approached off a quiet country lane via an electric gate and private drive leading to the house offering commanding views across the surrounding countryside towards Combermere and across towards Wirswall. Whitchurch is a busy market town with a good selection of shops, supermarkets, high street banks, church, doctor's surgery, pubs and restaurants. Additionally the county town of Chester offers a more comprehensive range of services together with out of town retail parks.

The property has very good communication links; the A49 gives access to the motorway network. Crewe station (approx. 13.5 miles) has an excellent service to London Euston from 1 hour 35 minutes and Manchester International & Liverpool John Lennon Airports are within an hour's drive.

Schooling in the area is well provided for notably at The White House in Whitchurch, Bishop Heber in Malpas, Ellesmere College, Moreton Hall, Shrewsbury and the King's and Queen's in Chester. On the recreational front there are numerous sports clubs locally including Whitchurch Rugby Club, Cholmondeley Cricket

Club, golf at Hill Valley, hunting with the Cheshire's, horse racing at Chester and Bangor-on-Dee and motor racing at Oulton Park.

Directions

(Postcode: SY13 4HU). Heading south on the A49 from Tarporley, turn left on to Marbury Road, signposted to Marbury / Norbury. Proceed along this road for approximately 1 mile and bear left into Norbury Town Lane when the gates for Horse Green Farm will be found after 0.2mile on the right hand side.

General:

Fixtures and Fittings: All fixtures and fittings are excluded from the sale but may be available by separate negotiation.

Local Authority:

Cheshire East Council
Tel 0300 1235500

Services: Mains electricity, mains water and private drainage. Oil fired central heating.

Council Tax:

Band G

Tenure:

Freehold, Vacant possession upon completion.

Wayleaves, rights of way and easements:

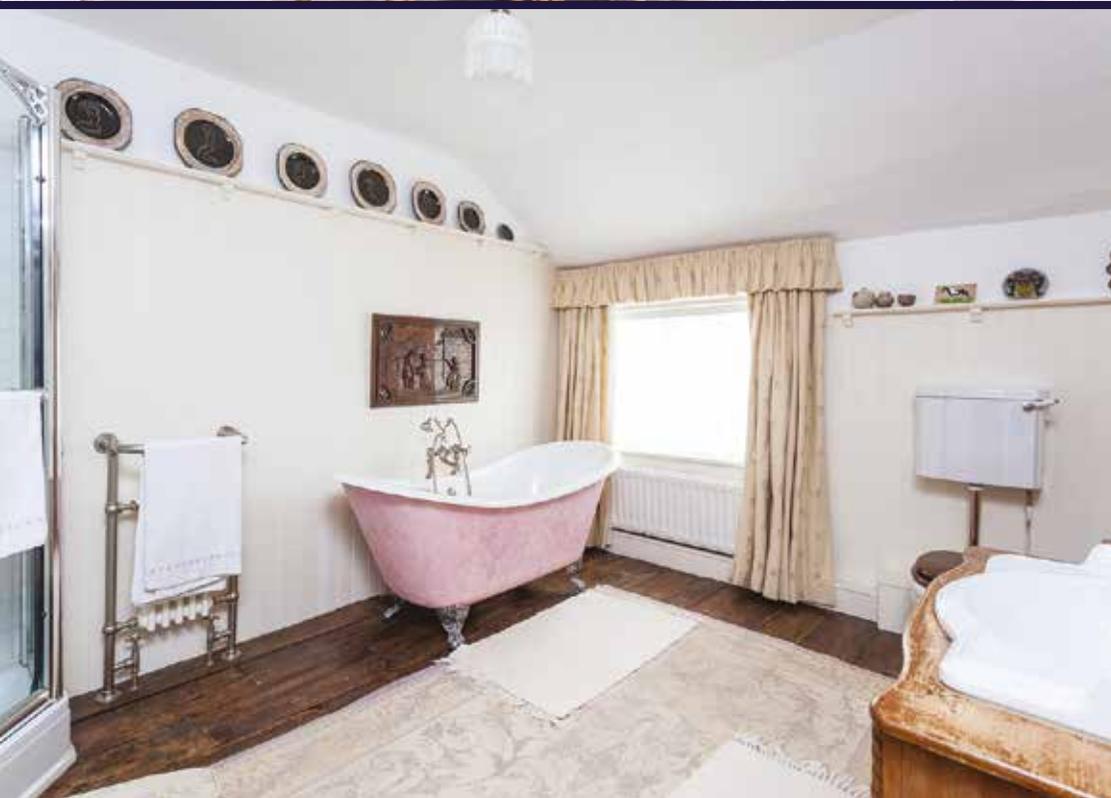
The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not. There are 2 public footpaths across the land to the north of Lot 1 and across Lots 2 and 3, both accessed off Norbury Town Lane.

Basic Payment Scheme entitlements:

Available by separate negotiation.

NB:

In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property. The property is being sold by a relative of a member of staff within Michael J Chapman Estate Agents.



Horse Green Farm, SY13 - House

Approx. Gross Internal Area 3294 sq ft - 306 sq m



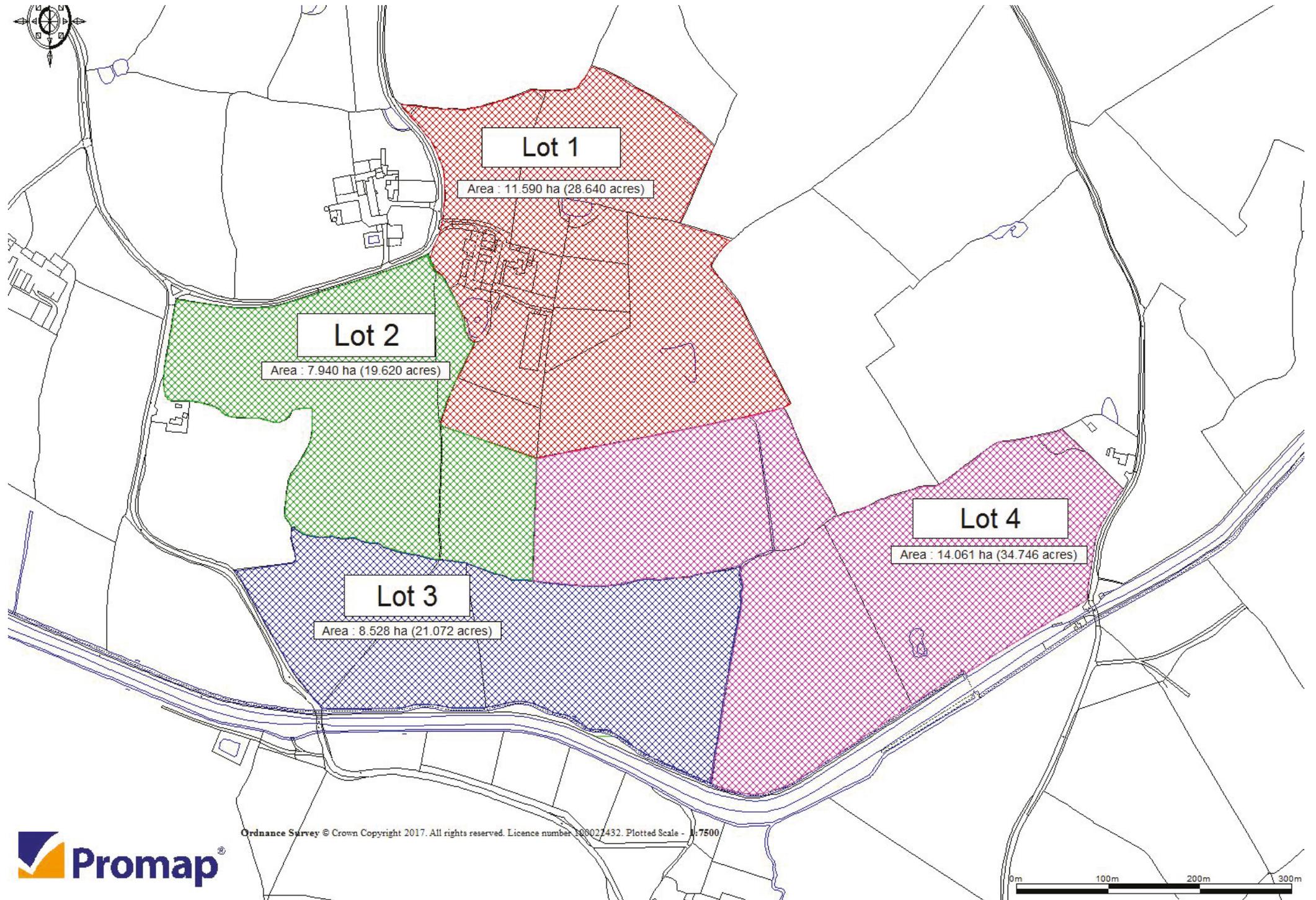
This floorplan is for identification purposes only and is not intended to form part of any offer or contract.
All measurements are approximate and should not be relied upon for fixtures or furnishings.
measured according to RICS guidelines. Produced by www.propertyshots.co.uk

Horse Green Farm, SY13 - Outbuildings

Approx. Gross Internal Area 5863 sq ft - 545 sq m



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Lot 1

Area : 11.590 ha (28.640 acres)

Lot 2

Area : 7.940 ha (19.620 acres)

Lot 3

Area : 8.528 ha (21.072 acres)

Lot 4

Area : 14.061 ha (34.746 acres)



Important Notice

Michael J Chapman LLP & Barbers for themselves and for the Vendors of this property, whose agents they are give notice that:- 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference 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 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 Michael J Chapman LLP & Barbers has any authority to make or give representation or warranty whatsoever in relation to this property on behalf of Michael J Chapman LLP & Barbers, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. All measurements are approximate. While we endeavor to make our sales particulars accurate and reliable, if there is any point which is of Particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property



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