



Yew Tree Farmhouse Frank Wilkinson Way, Alsager

£475,000 Freehold



An impressive individual detached five bedroom family home situated in the sought-after Cheshire market town of Alsager • Affording spacious and highly flexible accommodation to suit a variety of occupier needs • A fantastic opportunity for those wanting to add their own style, taste and specification to a property • Convenient for a plethora of facilities and transport links via the A500, Junction 16 of the M6 Motorway Network and Alsager railway station • Set within a generous gated plot with a sweeping expansive driveway, attractive gardens and a magnificent four car garage



Presenting Yew Tree Farmhouse, an exceptional individual detached five-bedroom family home nestled in the sought-after Cheshire market town of Alsager. This superb residence offers highly flexible accommodation that caters to a variety of occupier needs, set within a generous gated plot that epitomises privacy and exclusivity.

Approached via a sweeping extensive driveway, Yew Tree Farmhouse welcomes you with its attractive gardens complete with mature borders, providing a picturesque setting for this distinguished property. Parking is ample, accommodating multiple vehicles effortlessly, whilst the large four car garage with two up and over doors offers considerable space for parking and storage, ideal for a growing family or car enthusiasts alike.

The property presents a fantastic opportunity for those seeking a spacious family home with the scope to personalise and add their own taste, style, and specifications. The accommodation unravels gracefully, starting with the spacious entrance hall boasting a grand staircase rising to the first floor and provides access to all primary ground floor rooms. The lounge boasts a charming wood burner fireplace with wooden surround, creating a warm and inviting ambience, perfect for entertaining guests. An additional sitting room offers a separate retreat, while the well-appointed kitchen/breakfast room is equipped with an abundance of mounted wall and base units along with complementary worktops, single sink unit inset with stainless steel drainer and integrated appliances including a oven and grill, dishwasher and a four ring gas hob. Further enhancing the property's allure are the separate study and music room, offering versatility to meet various lifestyle requirements. A separate utility room and a convenient laundry/boot room add to the practicality of the layout. Additionally, a downstairs single bedroom and a guest WC provide added convenience on the ground floor.

Ascending to the first floor, the light and airy landing leads to four well-proportioned double bedrooms and two bathrooms, with the master bedroom boasting a contemporary en-suite shower room for added luxury and convenience. Further benefits include gas central heating throughout the property controlled via a smart Hive thermostat system. The blend of traditional charm and modern comforts make Yew Tree Farmhouse a true gem in the heart of Alsager, promising a lifestyle of comfort, space, and endless possibilities for the discerning buyer. Do not delay, call our office today to arrange a viewing!

Location

Alsager offers a wide variety of shops providing all the necessities for everyday life. The town has a popular market each Wednesday and the third Saturday of every month the Farmers Market offers a range of local produce and crafts. Alsager is an attractive market town which offers a good selection of cafes, restaurants and bars. There are also pleasant walks and parks to enjoy including Alsager Mere. There is an 18 hole golf course and country club with bowling green, and leisure centre with swimming pool. Alsager also hosts a full calendar of events throughout the year including a popular musical festival. Located just off junction 16 of the M6 motorway and offers an easy commute to Manchester. There are frequent services from the local train station to Crewe which has mainline links to London, as well as to the North. The local bus routes offer direct services to the nearby towns of Sandbach and



Yew Tree Farmhouse: A spacious five bedroom family home in Alsager. Gated plot with gardens, ample parking, and double garage. Versatile layout with scope for personalisation. Convenient location with easy access to amenities, transport links, and leisure facilities. A must-see property!
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

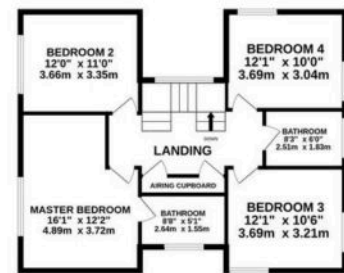
EPC Environmental Impact Rating: D



GROUND FLOOR



1ST FLOOR



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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