



Newhall Mill Farm Whitchurch Road, Newhall

£725,000 Freehold



Are you looking for the perfect escape to the country? Then look no further than this detached five bedroom farmhouse. • The original farmhouse dates back to the Elizabethan era and has been lovingly extended throughout the generations. • To the ground floor you will find an open plan kitchen diner, two reception rooms, a dining room, large utility room / back kitchen and a WC. • Upstairs there are five double bedrooms, two of which benefit from an ensuite and one dressing room, a family bathroom and a landing large enough to accommodate an office area. • The property boasts a whole host of period features including exposed beams, minister fireplace and original wooden flooring. • The property is set in approximately an acre of land, with patio area perfect for sunny BBQ'S, an orchard, a chicken coop, kennels and raised beds for growing your own vegetables.



Are you dreaming of a peaceful escape to the countryside? This stunning **detached five-bedroom farmhouse** could be exactly what you've been searching for. Originally dating back to the **Elizabethan era**, this character-filled home has been thoughtfully extended and enhanced over the generations, blending period charm with modern-day comfort.

Stepping inside, you're greeted by a **spacious ground floor** that includes an impressive **open-plan kitchen and dining area**, two inviting **reception rooms**, a separate **formal dining room**, a generous **utility/back kitchen**, and a convenient **WC which is large enough to accommodate a shower if need**. The home is rich with original features such as **exposed wooden beams**, a **majestic minster fireplace**, and **beautiful original flooring**, all of which add to its timeless appeal.

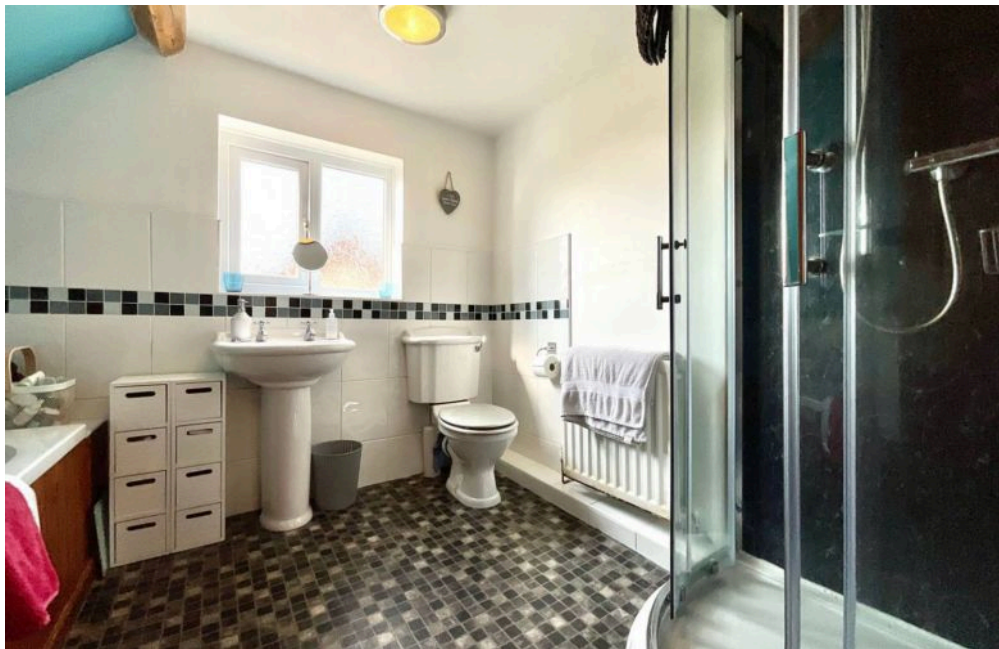
Upstairs, you'll find **five well-proportioned bedrooms**, two of which benefit from **en-suite bathrooms** and **the master benefits from a separate dressing area**, along with a stylish **family bathroom**. The **landing** is large enough to accommodate a **home office area**, making it perfect for remote working.

Outside, the property is set in **approximately one acre of picturesque grounds**, ideal for families, keen gardeners, or those seeking a slice of the good life. There's a **patio area** perfect for sunny BBQs and entertaining, as well as an orchard with apple, pear and plum trees, **chicken coop**, **kennels**, and **raised vegetable beds** for sustainable, home-grown living. To add to the practicality of the outside space there is also a greenhouse with power and a large double garage with power and a water supply, which is currently been used as a home gym.

With its unique blend of historic charm, spacious accommodation, and tranquil rural setting, this beautiful farmhouse offers a rare opportunity to enjoy country life at its finest.

Location

Newhall is a lovely rural hamlet near to the village of Aston. Aston offers a pub, St Andrews Chapel and cricket ground and is in easy walking distance of Wrenbury. Wrenbury has a selection of local amenities including Post Office/village store, church and 2 public houses, doctors surgery and train station. The nearest Primary Schools are located in Wrenbury and Sound. There are plenty of countryside and canal side walks and cycle paths to be explored and the historic market town of Nantwich is just four miles away. Nantwich is renowned for its historic buildings and independent shops, boutiques and eateries. There is a bus service from Nantwich to Whitchurch through Aston. There are excellent rail connection from Crewe (8 miles away) to London and other major cities. The major road links to the M6 Junction 16 is around 12 miles away.

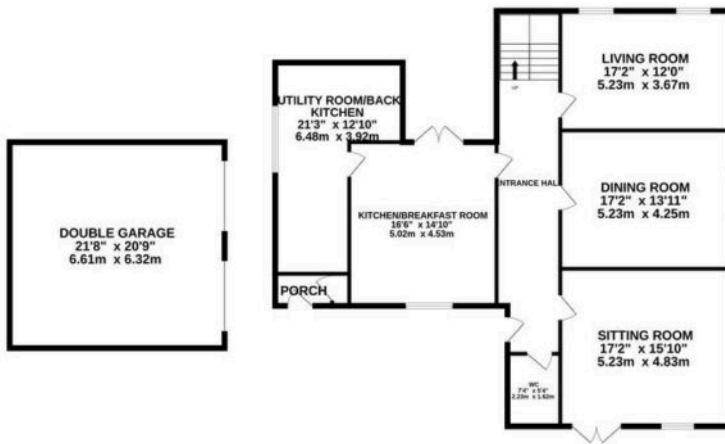


Stunning 5-bed Elizabethan farmhouse with period charm and modern comforts. Spacious living areas, picturesque grounds, ideal for families, set in tranquil rural location near village amenities. Council Tax band: G

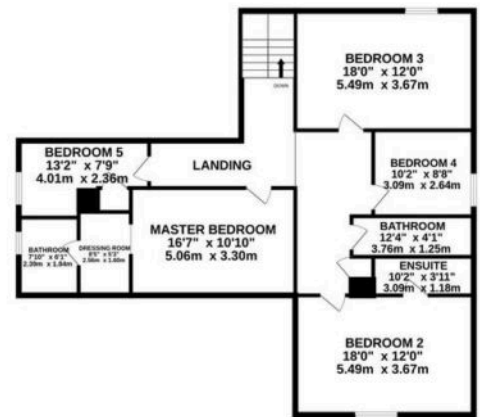
Tenure: Freehold



GROUND FLOOR
1894 sq.ft. (175.9 sq.m.) approx.



1ST FLOOR
1230 sq.ft. (114.3 sq.m.) approx.



TOTAL FLOOR AREA : 3123 sq.ft. (290.2 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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