



Birchenfields Farm Birchenfields Lane, Dilhorne

£850,000 Freehold

Birchenfields Farm offers a charming detached farmhouse with fabulous living space, set in mature gardens with a private courtyard and abundance of parking! • Three established holiday cottages, fully equipped and ready to let! Each cottage has two bedrooms, kitchen, lounge/diner, shower room, outdoor seating and allocated parking! • Versatile outbuildings with development potential; with brick barn attached to the main house, large concrete framed steel barn, garage, car port and additional storage. • Set within approx. 0.94 acres in an idyllic setting with open countryside views, having a small paddock and greenhouse. • Located on the outskirts of Cheadle with great local amenities, easy access to the Peak District and Alton Towers – perfect for those seeking a rural lifestyle!



Have you been searching for the perfect rural escape? Dreaming of a life surrounded by rolling fields, open skies and the peace of the countryside? Welcome to Birchenfields Farm, a rare opportunity to embrace the country lifestyle with a charming detached farmhouse, three well-established holiday cottages and a collection of brick and steel barns all set within approximately 0.94 acres of idyllic ground! Whether you're longing for a fabulous family home with space to grow, a personal retreat from the hustle and bustle of everyday life, or a lifestyle business venture, this property offers endless potential!

Accessed through electric gates, the heart of the property is the three bedroom farmhouse full of rustic charm. The layout is incredibly versatile but currently comprises of a light hallway leading to a cosy living room complete with log burner, modern breakfast kitchen fitted with cream shaker style wall and base units, with stylish black worktops and has built in electric oven, sleek NEFF induction hob with extractor fan over, along with integrated dishwasher and Fridge/Freezer, three windows flood this room with natural light and enjoy views of the adjoining countryside. A side room is used as breakfast area with walk in pantry. We then have a formal dining room with a further study/play room, utility with Guest WC and exterior conservatory/boot room. Upstairs, you'll find three generous double bedrooms, including a dual aspect master with en-suite shower room and access to a handy attic room with storage and a window. The dual aspect guest bedroom also features an attic space, with generous third bedroom both served by a contemporary family bathroom with both bath and enclosed shower.

The farmhouse is surrounded by mature gardens and a private courtyard, with ample off-road parking. Attached to the main home is a brick-built barn – perfect for conversion into further living accommodation, an annexe or even a further holiday cottage (SNTTP). The barn currently includes a large hobby room and two store rooms used for holiday let equipment, plus an open-plan upper level bursting with potential! To the rear lies a concrete framed steel barn offering excellent storage, a garage, car port and dedicated spaces for the biomass heating system with backup oil boiler. These barns are perfect to be used as they are for storage or again would be ideal for further development or business use (STNPP). Beyond the barns lies a small paddock with far reaching views down towards the village of Dilhorne. A greenhouse is a further inclusion having power and lighting.

Adding immediate income potential are three established holiday lets, sitting detached from the main house in a row of three. Each having readily equipped kitchen, bright living dining rooms with two bedrooms and functional shower room, alongside separate outside seating areas which overlook the pretty gardens and views. Each holiday let also comes with the bonus of parking. Guests also enjoy access to a play barn, complete with kitchen, WC and large meeting room with upper floor ready to be developed. The holiday lets are ideally positioned for year-round bookings thanks to the area's popularity with walkers, families and adventurers alike!

Birchenfields Farm is located just outside of the market town of Cheadle, which offers excellent amenities, good schools, pubs, eateries and plenty of independent shops! Sitting in the heart of the stunning Staffordshire Moorlands countryside, with Dimmingsdale Valley, Churnet Valley Railway, Alton Towers Theme Park and the Peak District National Park all just a short drive away the area is just perfect for outdoor enthusiasts!



Escape to rural bliss at Birchenfields Farm! Charming farmhouse, 3 holiday cottages, barns, and 0.94 acre of grounds. Perfect for family life, retreat, or business. Close to amenities and attractions!

Council Tax band: TBD

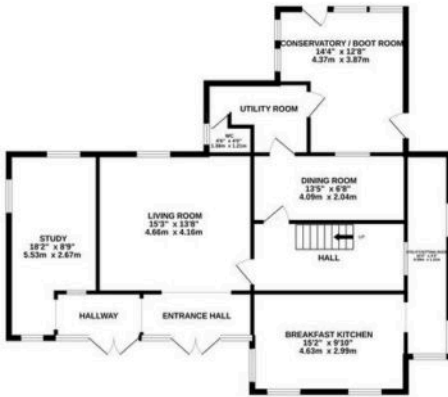
Tenure: Freehold

EPC Energy Efficiency Rating: D

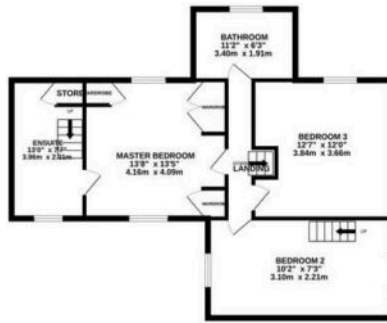
EPC Environmental Impact Rating: C



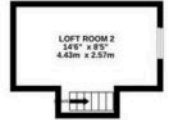
GROUND FLOOR
1111 sq.ft. (103.2 sq.m.) approx.



1ST FLOOR
765 sq.ft. (71.1 sq.m.) approx.



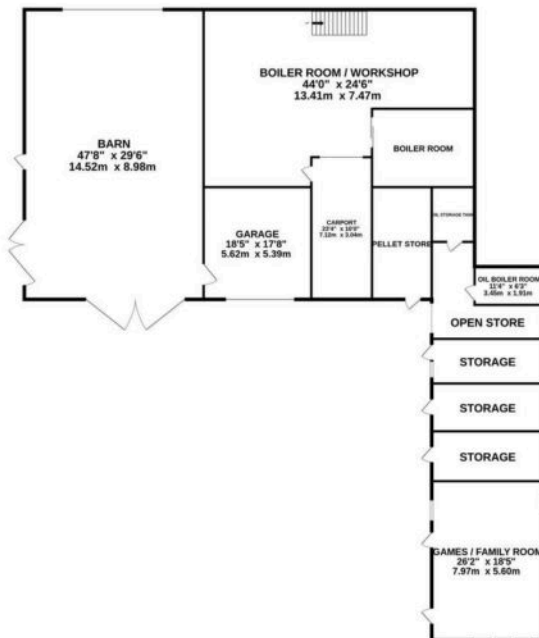
2ND FLOOR
218 sq.ft. (20.2 sq.m.) approx.



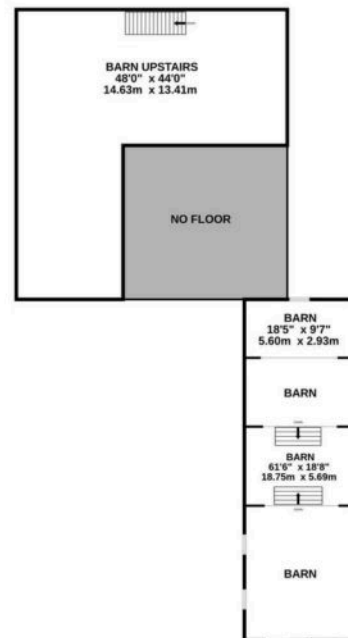
TOTAL FLOOR AREA : 2094 sq.ft. (194.5 sq.m.) approx.

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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GROUND FLOOR
4615 sq.ft. (428.7 sq.m.) approx.



1ST FLOOR
2468 sq.ft. (229.3 sq.m.) approx.



TOTAL FLOOR AREA : 7082 sq.ft. (658.0 sq.m.) approx.

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