



Larden Green Farm, Baddiley

£1,150,000 Freehold



Set within impressive grounds totalling approx 16 acres with detached outbuildings, a self-contained annex and stunning rural views • An extended period farmhouse perfectly combining charm and character features with contemporary fittings and stylish interior • Beautifully landscaped gardens and grounds, perfect for outdoor entertaining and gardening pursuits • Spacious and highly versatile accommodation with exceptional room proportions, vaulted ceilings and scope to extended further (subject to necessary planning permission) • Self-contained annex space ideal for a dependent relative, a grown up child, or even as a rental or business opportunity, the possibilities are endless!



Larden Green Farm is a stunning extended period farmhouse set within approximately 16 acres of beautiful grounds, nestled in the tranquil Cheshire parish of Baddiley. Enjoying an idyllic rural setting, the property offers breathtaking views of the surrounding Cheshire countryside, while being conveniently located near the highly sought-after market town of Nantwich.

This remarkable home offers spacious, flexible accommodation with endless potential and scope to extend further (subject to relevant planning permission). Whether you're looking for more living space or seeking to explore the vast land for agricultural or recreational purposes, Larden Green Farm provides the perfect canvas for your needs.

The property perfectly blends contemporary elegance with the charm and character expected of a country home. Features such as exposed beams, an oak staircase, oak doors, York stone effect flooring, and original fireplace features with log burners contribute to its timeless appeal, while the sleek modern fittings ensure every comfort.

The welcoming entrance hall leads to a generously proportioned lounge with two sets of French doors opening to the surrounding gardens, filling the space with natural light. A versatile study/bedroom five can also serve as a snug or home office. The heart of the home is the open-plan kitchen/diner, ideal for both everyday family life and entertaining. The kitchen is equipped with stylish wall and base units, solid oak worktops, a Belfast sink unit, and a Rayburn cooker. Integrated appliances, including an oven, microwave, and dishwasher, add a modern touch to this beautiful space.

The separate annex is an invaluable addition, providing a self-contained space ideal for a dependent relative, a grown up child, or even as a rental or business opportunity. It includes its own kitchen, living, dining, bedroom, and bathroom facilities, offering total privacy and independence.

Upstairs, a bright and airy landing leads to three spacious double bedrooms, all enhanced by vaulted ceilings that add a sense of grandeur. The master suite is particularly impressive, with views of the front, side, and rear elevations, as well as a luxurious en-suite shower room featuring a walk-in double shower cubicle with a rainfall shower, a wash hand basin with vanity unit below, and a WC. The main family bathroom serves the remaining bedrooms and includes a stylish four-piece suite with a freestanding bath, corner shower cubicle with a rainfall shower, wash hand basin with vanity unit, and WC.

Externally, Larden Green Farm exudes kerb appeal, with beautifully landscaped gardens and expansive grounds that are perfect for outdoor living and recreational activities. Approached via a large gravelled driveway which leads to a large parking/turning area, the property offers a grand entrance that leads to a picturesque setting. The gardens feature an array of mature plants, shrubs, and trees, with various arbors, boxed hedging, and vegetable gardens that enhance the charm of the property. A paved patio area provides an ideal space for al fresco dining and relaxation.

The detached outbuildings are equally impressive, offering a double carport, workshop, studio, and a useful brick-built store, all of which provide excellent storage or potential for conversion. The land is divided into three separate fields with distinct access points for vehicles and machinery, making it perfect for those with horses or livestock.



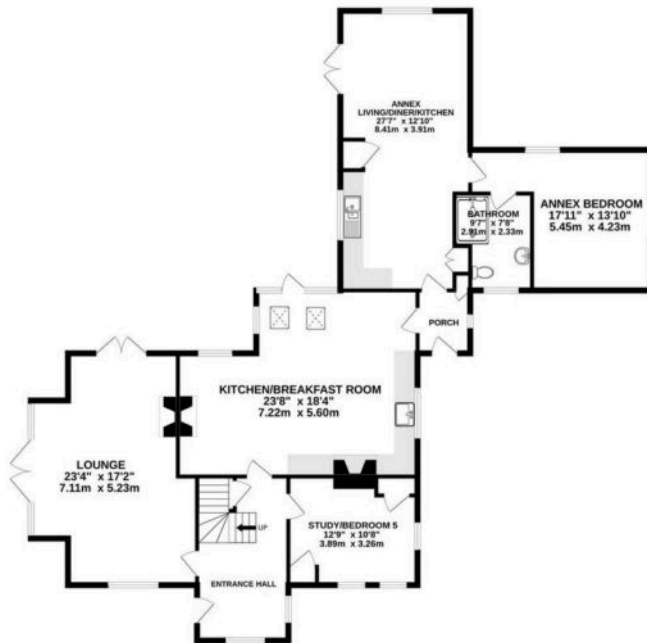
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Tenure: Freehold

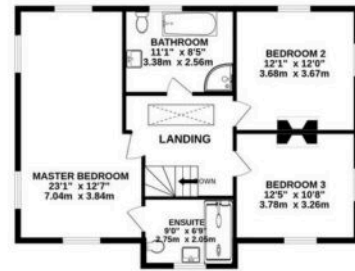
EPC Energy Efficiency Rating: G



GROUND FLOOR
1597 sq.ft. (148.3 sq.m.) approx.



1ST FLOOR
778 sq.ft. (72.2 sq.m.) approx.

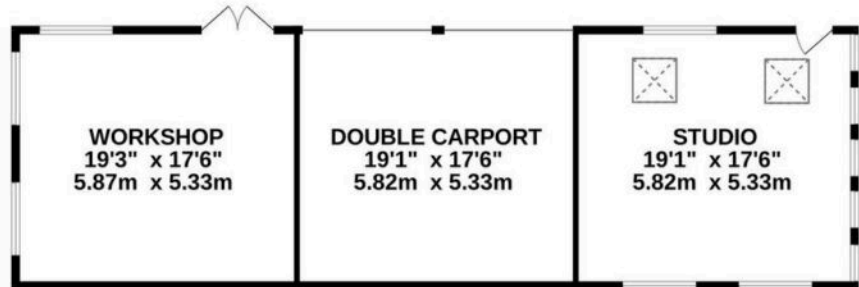
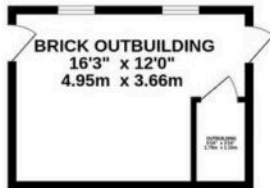


TOTAL FLOOR AREA : 2374 sq.ft. (220.6 sq.m.) approx.

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
1198 sq.ft. (111.3 sq.m.) approx.



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