

Common Farm House

Common Lane, Norbury Common, Nr Cholmondeley SY13 4JD



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A substantial 4 double bedroom period farmhouse, newly refurbished & extended to an exceptional standard, with detached two bedroom barn/ annexe, landscaped south westerly facing gardens, stabling, garaging, sitting in about 5.84 acres



Accommodation In Brief

Farmhouse

- Entrance porch
- Rear porch
- Entrance hall & inner hall
- Cloakroom/WC
- Drawing room
- Dining room
- Garden room
- Library/Study
- Kitchen/breakfast room
- Utility room
- Principal suite with en suite bathroom
- Guest suite with en suite bathroom
- Two further double bedrooms
- Family bathroom with separate shower

Detached two bedroom barn/annexe with a myriad of uses

- Dining hall with kitchenette
- Separate WC
- Home office/bedroom 6
- Games room /cinema/living room
- First floor double bedroom (5) & bathroom with mezzanine seating/library area

Outbuildings/paddock land

- Newly constructed detached double garaging & log store
- Two timber stables with hard standing area for trailer/wagon/further stores
- The Piggery – a large brick garden store with potting shed
- Landscaped gardens with wide stone terraces, Kitchen & Herb Gardens
- Two paddocks
- In all about 5.84 acres
- Additional 3.18 acres of land available by separate negotiation

Description

Common Farm is truly exceptional, in both its unparalleled location and the high end, no expense spared renovation scheme that has just been undertaken. You are getting all the benefits of a new home in a stunning period property.

The house is nestled amongst nature and protected by Cholmondeley Estate land providing a high degree of security with outstanding pastoral views. The handsome mellow red brick façade is punctured by large newly fitted double glazed windows which flood the house with natural light, further enhanced by its south westerly orientation.

The resplendent exterior is only magnified by the interior where the rustic period charm of the farmhouse has been seamlessly blended with crisp and contemporary modern fittings, befitting a house of this stature. You are getting the best of both worlds.

The layout has been carefully thought out and is ideal for modern family living with a suite of large, connected rooms, offering great flexible family and entertainment space. The rooms are adorned with such features as porcelain or carpeted flooring, beamed ceilings, oak doors and oak doors to the built-in wardrobes, three log burning stoves set in feature fireplaces and finely fitted bathrooms with roll top bath to the principal suite as well as an oversized shower.

A timbered open sided entrance porch leads to the entrance hall with WC behind an attractive curved wall. There is an opening to the inner hall with coats cupboard and stairs to the first floor. A door leads to the generously proportioned kitchen breakfast room.

The kitchen breakfast room does not disappoint, with a large selection of painted wall and floor units with granite worktops, and pantry cupboards concealing the integral fridge and freezer. There are twin Belfast sinks, a built-in dish washer and a Rangemaster cooker with LPG gas hob. Sitting centrally is a large oak topped island unit with wine fridge and breakfast bench.

The kitchen is open plan to the spacious dining room which in turn is open plan to the garden room, divided only by a double-sided log burner. The garden room has large picture windows with French doors to the stone terrace/al fresco dining area. Twin doors from the dining room open into the huge triple aspect drawing room with log burner and French doors to the terrace. Double doors lead to the library/study which is dual aspect.



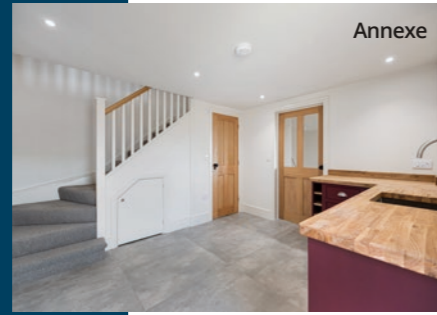
The ground floor is completed by a good sized utility room with Belfast sink and plumbing for washing machine and dryer, with a back door to the rear drive.

The first floor houses three well proportioned double bedrooms consisting of the guest suite (bedroom two) with fine en suite bathroom with separate shower and built in wardrobes. Bedrooms three and four have exceptional ceiling height with beamed ceilings, with bedroom three having built in wardrobes. These two bedrooms are served by an opulently fitted family bathroom with separate shower and bath.

The top floor boasts the breathtaking principal suite with vast bedroom space and three sets of built in wardrobes. The en suite is equally generous in terms of space, with twin roll top free standing bath and oversized walk-in shower area.

The newly converted barn/annexe lies close to the house and has flexible accommodation laid out over two floors with a myriad of different uses, from granny to nanny, working from home, teenager pad or simply as a party barn. The accommodation has the benefit of the same high standard of fittings as the main farmhouse with the front door opening into the dining hall with kitchenette including sink, hob and fridge fitted. Also off this room is a separate WC. A door to the left leads to the partly vaulted/double height games/cinema/party room. To the right of the dining hall is the home office/bedroom six with built in wardrobe.

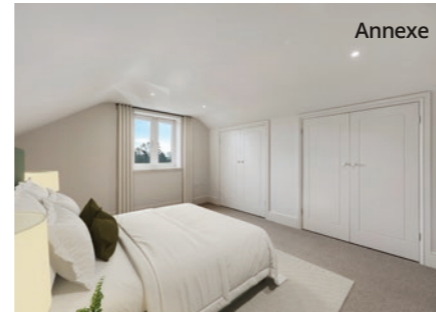
The first floor contains double bedroom number five with built in wardrobes served by a family bathroom and landing leading to the mezzanine seating/library area with a glazed balcony overlooking the games/cinema room below.



Annexe



Annexe



Annexe



Annexe



Drive, Gardens & Paddock Land

The property is approached through a wooden five bar gate with impressive oak sculpted gate piers leading to an imposing long hedge lined drive, befitting a house of this stature. At the end of the drive, you turn left into a further gated entrance which leads to a gravelled parking and turning area for numerous cars. The double garage with timber log store and substantial loft space, sits within this area.

A flagstone path leads round the side of the house which is south westerly facing. Here lies a large stone terrace, accessed from French doors from the garden and drawings rooms, providing a wonderful sun drenched alfresco dining area overlooking the paddock land and beyond. A brick dwarf wall with stone steps lead up to the manicured lawns that wrap around the terrace and the gable end of the house.

The gravel drive leads behind the house, past the annexe, to a walled area with raised beds planted with herb garden and fruit trees, with the Piggery overlooking. The Piggery is an attractive brick and slate outbuilding that is ideal for garden storage with a potting shed to one end. Lying to end of the Piggery is a kitchen garden with a raised bed.

From the rear drive a large, gated entrance leads to the smaller of the two paddocks. Within the paddock lies two timber stables with generous overhang sitting on a large concrete pad, with space to tie up horses to the front and erect tack/hay stores or provide trailer parking. A gate leads from this paddock to the larger paddock laid with old turf.



Location

Common Farm is located on a quiet rural lane, with the house overlooking your own paddock land. The house has the benefit of nearby footpaths, that lead to lovely rural walks, ideal for dog walkers. There are also several small rural lanes to ride round.

The closest amenities are the popular Cholmondeley Castle Farm Shop and Cafe, with Cholmondeley Castle, only a short drive away with parkland, beautiful formal gardens, woodland walks, a café and seasonal events. Cholmondeley also has a tennis club that is also currently building padel courts. The popular award-winning (winning pub of the year in 2024) Cholmondeley Arms public house is also close by.

The idyllic village of Marbury is close by (2.5 miles), with its prominent Church and award winning public house - The Swan, which is an excellent place to eat/drink. The popular village of Malpas, 4.5 miles, is well served by shops and boutiques with the excellent Bishop Heber Secondary School. Whitchurch town centre is just 5.8 miles and provides four of the large supermarket chains and a train station. Also close by is Nantwich, 9.6 miles, which is a popular medieval town with timber framed buildings and a range of public houses, boutique shops, cafes and train station. The picturesque and historic village of Tarporley is only 10 miles with an excellent array of boutiques shops, pubs and cafes.

Travel connections are excellent, with train stations at Wrenbury, Nantwich and Whitchurch giving access to regional rail services via a connection at Crewe, which facilities an under two-hour commute to London Euston. A commute to Manchester and Liverpool is also easily facilitated by the train network. Road access is also excellent, lying close to the A49 and the A530. The M6 motorway, junction 16 is within an easy drive, making the daily commute to nearby conurbations and airports possible.

For the equestrian the area is well served with Kelsall, Tushingam and Reaseheath Equestrian Centres close by.

Distances in approx. miles:

Marbury 2.5 miles, Wrenbury 3.5 miles, Malpas 4.5 miles, Whitchurch 5.8 miles, Nantwich 9.6 miles, Tarporley 10 miles, Crewe main line train station 15.3 miles.



Directions

Postcode SY13 4JD

What3words: affirming,parting,stay

From Tarporley, proceed south down the A49 towards Whitchurch for approximately 9 miles passing the Cholmondeley Arms public house. Having past the Cholmondeley Arms, continue for a further 1.2 miles and turn left at the Bickley crossroads into Snab Lane, signposted Marbury. Take the first turning left into Common Lane and the driveway to Common Farm will be found after a quarter of a mile on the left-hand side.

Property Information

TENURE: Freehold

EPCS: House: D, Annexe: D

SERVICES for house and barn/annexe

- Air source heat pump with zoned under floor heating
- Mains water and electricity
- Telephone & internet & comms infrastructure
- New private treatment plant/drainage system
- The Piggery & stabling have power & water

LOCAL AUTHORITY: Cheshire East Council: Tel 0300 123 5500

COUNCIL TAX BANDS: House:- E band amount payable 2026 - £2,898.47, annexe - yet to be rated.

AGENTS NOTES:

- Commonside Barn, which lies a good distance to the rear elevation, has a right of access over the drive. A maintenance obligation will be in place for 50% of the repair and upkeep liability.
- Commonside Barn have "ladder rights" for repair/replace of adjoining outbuildings.
- The ariel plans are for identification purposes only and not to be relied upon.
- For the long-term preservation of the character of the settlements within the Estate boundary, the Cholmondeley Estate asks for the following reservations, exceptions and covenants:

1. Sporting rights
2. Mines and minerals
3. Right to use any sewers, drains, watercourses, pipes, cables, channels or conduits laid now or in the future and the power at any time enter the Property to make connection, repair, renew, maintain and cleanse.
4. Any necessary access rights and rights of way
5. Right of access to be reserved over the land edged red and shaded pink for occasional agricultural use by the seller to gain access to land adjoining the north. The seller will erect temporary fencing to where this route adjoins the paddock, if required by the purchaser. This area is at the far end of the paddock, by the road, please ask agent for plan and further details. This will be extinguished with the purchase of the additional 3.18 acres of land that is available by separate negotiation.

Covenants

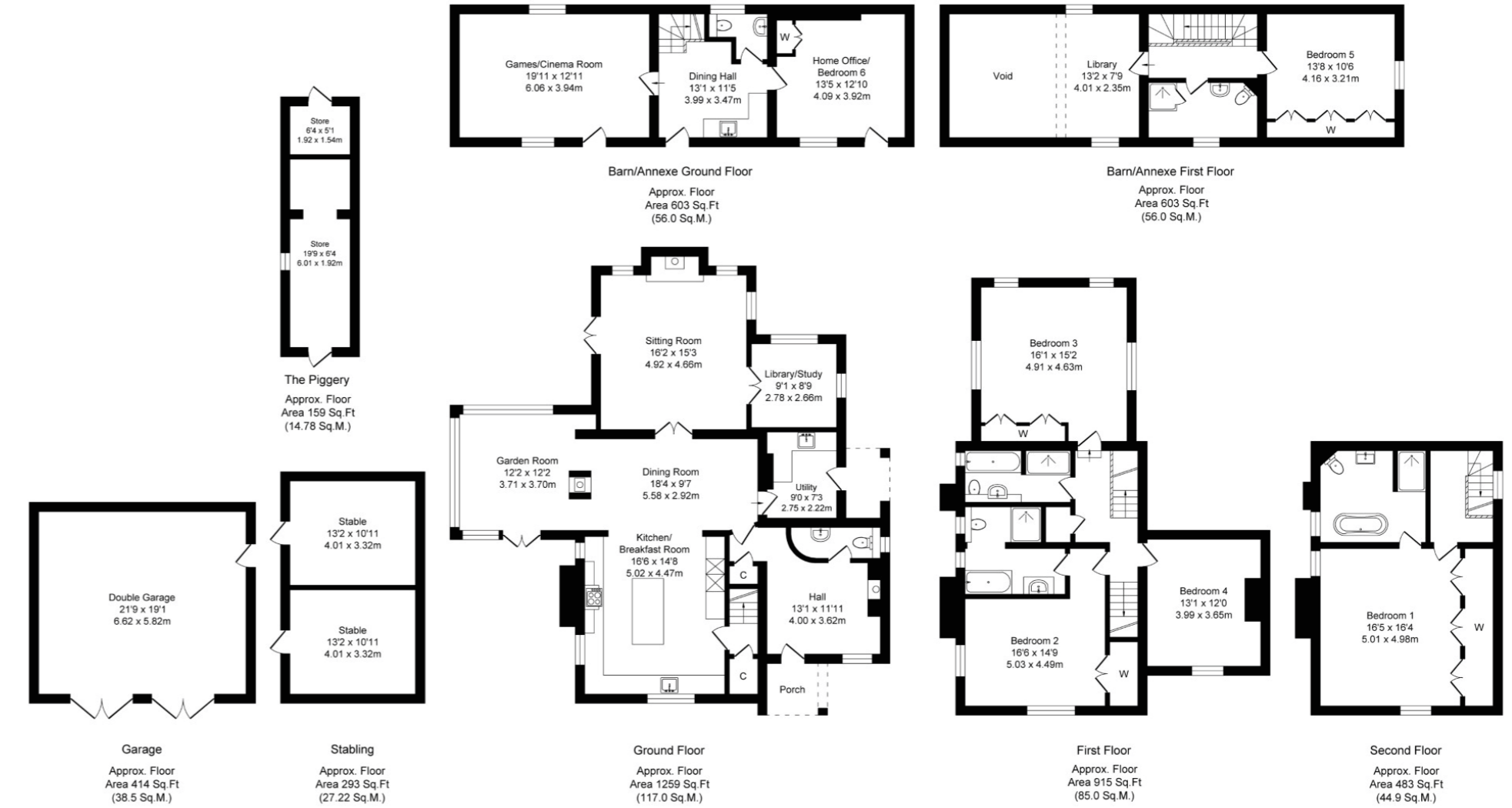
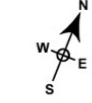
1. Not to build or allow to be built on the property any structure of any description or alter the buildings unless and until the plans and specification have been approved in writing by the seller, approval not to be unreasonably withheld.
2. Not to be a nuisance or annoyance to the owners or occupiers of any part of the seller's adjoining land.
3. Not to whitewash or colourwash any part of the dwelling on the property not formerly so treated.
4. Not to fell any trees, shrubs or hedges, except in accordance with good arboricultural practice.
5. To keep gardens properly cultivated.
6. Not to display any poster, sign hoarding or advertisement on the property except as shall relate to its sale or letting.
7. Not to interfere or disrupt any services or conducting media laid to the adjoining property and to keep the condition media in good repair.
8. Not to use the property or any part of it for any purpose other than as one private dwelling together with domestic garden and grounds ancillary to the use of the dwellings.
9. Use of land to be agricultural and or equestrian ancillary to the use of the dwellings.



Floorplan

Common Farm House Total Approx. Floor Area 4729 Sq.ft. (439.4 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.





LARCH
PROPERTY

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