



YEW TREE FARM

PINSLEY GREEN | NANTWICH | CW5 8HE





YEW TREE FARM

PINSLEY GREEN | WRENBURY | CW58HE

Wrenbury 09 miles | Whitchurch 5.2 miles | Nantwich 7.3 miles | Crewe 11 miles | Crewe Station 11 miles
(all mileages are approximate)

A SPACIOUS AND IMPROVED FAMILY HOME TO OVER 2000FT² WITH
LARGE GARDENS, OUTBUILDINGS, A LARGE DRIVEWAY AND OVER 4
ACRES OF LAND.

Semi-Detached Country House
Land to Over 4 Acres
Four Reception Rooms
Views Over Surrounding Countryside
A Range of Outbuildings and Garages



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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Yew Tree Farm is a wonderful family home that has been improved and extended by the current family and has a accommodation to over 2,000ft². There are large gardens, outbuildings and land to over 4 acres. There are wonderful views across the open countryside.

There is an entrance porch, hall, cloaks, lounge, garden room, dining room and study. There is a fitted kitchen, four bedrooms and two bathrooms. The property has air source heating and new double-glazed windows.

There is a gravelled parking area suitable for many cars, a range of outbuildings including two large double garages, further double garage / workshop and a large barn, suitable for multiple uses.

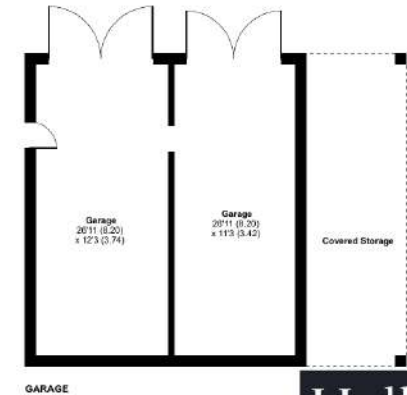
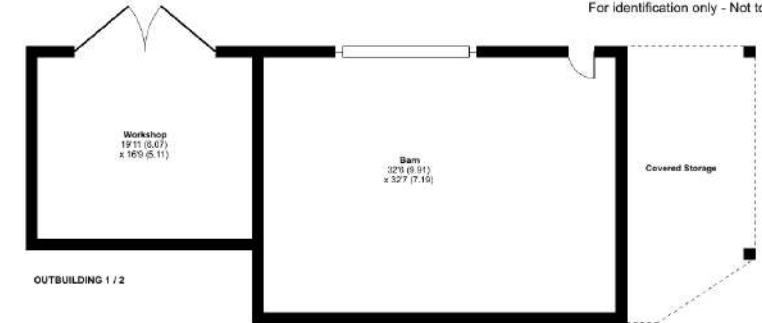
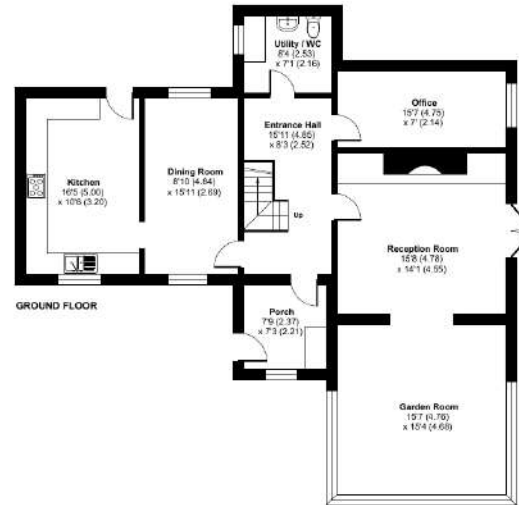
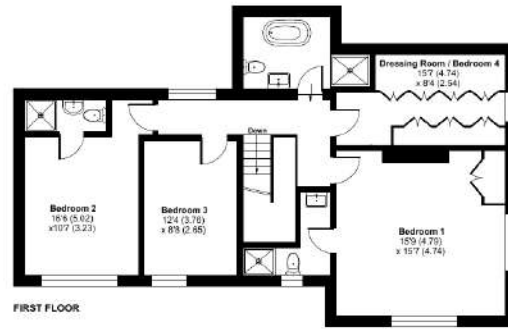
SITUATION

The property is located in the rural location of Pinsley Green which is a short distance from the village of Wrenbury which is a popular thriving village. Wrenbury is set amidst wonderful South Cheshire countryside and is near to the Shropshire Union Canal. The village has excellent local amenities including a village shop/Post Office, primary school, doctors' surgery, pubs and a local railway station.

The property is well located for Nantwich, Whitchurch & Crewe which have a wider range of shopping, leisure facilities and secondary schools. There is also a main line station in Crewe which is located 11 miles from the property.

PROPERTY

The property comprises an entrance porch with quarry tiled floor with underfloor heating and windows to the garden. There is a spacious reception hall with feature exposed timbers and a staircase. There is a cloakroom with W.C and laundry facilities. The lounge has a wealth of exposed timbers and a feature exposed brick wall with fireplace and log burning stove.



GARAGE



Approximate Area = 2118 sq ft / 196.7 sq m
Garage = 645 sq ft / 59.9 sq m
Outbuilding = 1101 sq ft / 102.2 sq m
Total = 3864 sq ft / 358.8 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1454243

Double doors lead to the gardens and an opening through to the new garden room, with floor to ceiling windows overlooking the gardens, land and countryside. The garden room also has under floor heating.

There is a study / family room, dining room and fitted kitchen with a wide range of base and wall mounted units, worktops and integrated appliances including undercounter fridge, freezer and dishwasher. There are windows to the front and a rear entrance door.

The stairs ascend from the hall to the first floor landing where there is a window to the rear. The master bedroom to the front has windows with views over the gardens, land and countryside. It also has an en-suite shower room and adjacent to this bedroom is a dressing room / fourth bedroom. There is a guest bedroom with en-suite shower room, further double bedroom and a family bathroom with free standing bath, shower, wash hand basin and W.C.



OUTBUILDINGS AND GARDENS

The property is accessed off Hollyhurst Road to a gravelled drive over which the neighbours have access. The drive sweeps round to the parking area by the outbuildings.

There are two large double garage which could be converted into stables if required, and attached to this is a covered storage area. There is a large barn which has power and lighting and there is a vehicle inspection ramp within it, which is available by separate negotiation. To the side of this large barn is a covered store area. There is a second double garage which is currently being used as a workshop.

There are large lawned gardens to the front and side of the property with views over the land and countryside.

LAND

The property has a large paddock to the front of the property, ideally suited for a few horses or other grazing animals.

SCHOOLING

Within a short drive are a number of highly rated state and private schools including Whitchurch College, Shrewsbury School, Shrewsbury High School, The Priory, Moreton Hall, Prestfælde Prep., Packwood Haugh, and Adcote School for Girls.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property has the benefit of mains water and electric. Drainage is provided to a shared private system with a neighbour. Heating is via an air source heat pump to radiators.

LOCAL AUTHORITY

The property is on the Cheshire East Council Register.

COUNCIL TAX

Council Tax Band – B

DIRECTIONS

What3Words ///peach.cheerily.cheer

Leave Whitchurch on Claypit Street and follow the road for about 2 miles and at a fork in the road take the right-hand road and follow the lane passing Oss Mere. Continue along this road for a further 2 miles and at the junction turn right and after about 1 mile and just before the railway turn right and take the left-hand driveway and follow the drive round to the property.



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sale particulars or not.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



Yew Tree Farm, Pinsley Green
Plan for Identification Purposes

