

**BEGGARS OAK, 45 WELL LANE, WEAVERHAM, NORTHWICH, CW8 3PH**



COUNTRY HOMES | COTTAGES | UNIQUE PROPERTIES | CONVERSIONS | PERIOD PROPERTIES | LUXURY APARTMENTS

# Beggars Oak,

45 Well Lane, Weaverham, CW8 3PH

**Set in an excellent plot, located in a beautiful semi-rural location where properties rarely become available - an exceptional individual detached residence offering superb living accommodation with a large garage and off road parking.**

The sale of Beggars Oak presents buyers with a very rare opportunity to acquire an outstanding individual detached house. The property has undergone a total renovation which has been unstinting in its attention to detail and use of high grade building materials





Benchmarks of this quality are open plan spaces, well-appointed bathrooms and a comprehensively equipped kitchen with excellent appliances. Improvements including a complete rebuild of the roof, a comprehensive remodel of the accommodation with an entirely new plumbing and electric system.. New oak doors throughout and a new central heating system.

The layout has been superbly designed and optimised for family living. Due to the sheer amount of size on the ground floor there is tremendous versatility and the obvious potential to adapt to suit different requirements. The accommodation opens with a useful entrance hall that gives access to a large living room and the dining/garden room which enjoy wonderful views over the garden due to the full length windows at the rear of the fully vaulted section of this area. There is enormous scope for different uses in this area due to the open plan nature of the rooms. The breakfast kitchen/family room fulfils the requirements of most buyers with ample

space for a seating or dining area within the kitchen. High levels of finish are prevalent throughout without with doors opening up into the garden.

Concluding the ground floor accommodation is the cloakroom and utility both highly sought after spaces for families.

At first floor level the accommodation continues to impress. The master bedroom suite comprises a spacious main room, superb en suite shower room and views over the garden to the rear. The second bedroom is again a large double with its own en suite shower room. Two further double bedrooms are served by a family bathroom. Arguably one of the finest parts of the property is the mezzanine/bedroom five which galleried above the living/ dining room and enjoys wonderful views through the full height windows. This area could of course be utilised as a fifth bedroom alternatively it will appeal to those who require a home office.



Externally the house sits in a very generous plot. To the front there is ample off road parking with raised areas of lawn, a substantial integral garage and excellent far reaching views. The rear garden is an excellent feature of the property due to the fact that it enjoys excellent levels of seclusion and privacy. It is principally laid to lawn, has a large patio flanking the rear of the house offering a sheltered, sunny outdoor entertaining space.

In summary, this is one of the finest properties to come to the market this calendar year, is offered with no chain and viewing is absolutely essential.

#### LOCATION

The location is ideal for families with numerous schools in the local area including Weaverham University Primary Academy, Forest Primary School, St Bede's Catholic Primary School, There is also the outstanding independent Grange School (junior and senior levels) just five minutes away. The Russett School and Weaverham High School. Access is also

ideal with Northwich. MediaCity UK is forth minutes away and the M56 and M6 a short distance away.

The adjoining village of Crowton also has a highly regarded public house and picturesque church whilst the area as a whole provides a superb base from which to reach an outstanding array of areas and as a whole provides a superb base from which to reach an outstanding range of educational establishments in both the private and state sector that cater for children from infant school age through to sixth form level. Acton Bridge is also an ideal base for the business traveller with many commercial centres including Chester, Manchester, Liverpool and Warrington being within comfortable daily travelling distance. Within a short drive there is also good access onto the A49, A51, M6 and M56 whilst Manchester and Liverpool international Airports can be found within 40 minutes drive. For those seeking to enjoy the surrounding countryside, there is a vast array of delightful rural walks close at hand. Day to day shops and facilities are also found in nearby village of Hartford.



### ENTRANCE HALL

12' 4" x 6' 11" (3.76m x 2.11m) Front aspect timber door. Two ceiling mounted light fittings. Two double panel radiators. Stairs rising to first floor. Door to utility room, door to cloakroom, double glass panelled doors to living room, door to the side hall which links to the garage. Timber flooring.

### UTILITY ROOM

12' 5" x 6' 0" (3.78m x 1.83m) Side aspect obscured glass panelled door. Fitted with a range of wall and floor mounted units with a rolled top preparation surface. Single stainless steel sink with drainer unit, mixer tap and tiled splashback. Tiled splashback. Space for washing machine. Space for dryer. Tiled floor. Double panel radiator. Door to understairs storage. Extractor fan. Recessed ceiling spotlights.

### CLOAKROOM

5' 6" x 3' 10" (1.68m x 1.17m) Low level WC with push button flush. Wall mounted wash hand basin with mixer tap and tiled splashbacks. Single panel radiator. Tiled floor. Extractor fan. Recessed ceiling spotlights.

### SIDE HALL

5' 10" x 5' 2" (1.78m x 1.57m) Front aspect aluminium framed double glazed window. Single panel radiator. Timber flooring. Ceiling mounted light fitting. Door to garage.



### LIVING/DINING ROOM

26' 5" x 26' 2" (8.05m x 7.98m) Maximum measurements, L-shaped. Pair of rear aspect aluminium framed bi-folding doors with full height window above one section allowing lighting across the fully vaulted area of the room and having a glass fronted mezzanine accessed from the first floor. Three double panel radiators. Timber flooring. Two ceiling mounted light fittings. Two wall mounted light fittings. Recessed ceiling spotlights. Stone hearth ready for a fitted fireplace. Glass panelled door to the breakfast kitchen.





### BREAKFAST KITCHEN

18' 0" x 11' 10" (5.49m x 3.61m) Rear aspect bi-folding aluminium double glazed doors. Tiled floor. Fitted with a range of wall and floor mounted kitchen units with a granite preparation surface and matching upstands. One and half bowl stainless steel with drainer unit and mixer tap. Instant boiling hot water tap. Side aspect aluminium framed double glazed window. Double electric Siemens oven with warming drawer. Caple free standing fridge/freezer. Siemens four ring electric hob with multispeed extractor hood above. Double panel radiator. Integrated dishwasher. Underfloor heating.





## FIRST FLOOR

### LANDING

12' 11" x 8' 4" (3.94m x 2.54m) Front aspect full height aluminium framed double glazed window. Bespoke oak staircase with glass panelling. Two ceiling mounted light fittings. Doors to four bedrooms, bedroom five/mezzanine study and family bathroom.

### MASTER BEDROOM

14' 1" x 13' 9" (4.29m x 4.19m) Rear aspect full height aluminium framed double glazed windows with double doors. Juliet balcony with fantastic views over garden to the rear. Double panel radiator. Vaulted ceiling. Recessed ceiling spotlights. Two ceiling mounted light fittings. Door to the en-suite.

### EN-SUITE

9' 10" x 4' 10" (3m x 1.47m) Side aspect aluminium framed double glazed obscured glass window. Low

level WC with push button flush. Ladder style radiator. Vanity unit with wash hand basin and mixer tap. Fully tiled shower enclosure with drencher head. Fully tiled walls. Fully tiled floor. Recessed ceiling spotlights. Extractor fan. Underfloor heating.

### BEDROOM TWO

14' 1" x 8' 9" (4.29m x 2.67m) Front aspect full height aluminium framed double glazed window. Ceiling mounted light fitting. Double panel radiator. Door to en-suite

### EN-SUITE

10' 0" x 4' 6" (3.05m x 1.37m) Side aspect aluminium framed obscured glass window. Low level WC with push button flush. Vanity unit with wash hand basin and mixer tap. Fully tiled shower enclosure with drencher head. Recessed ceiling spotlights. Extractor fan. Ladder style radiator. Underfloor heating.





### BEDROOM THREE

13' 1" x 11' 9" (3.99m x 3.58m) Rear aspect aluminium framed double glazed full length window with fantastic views over garden to the rear. Partially vaulted ceiling. Two ceiling mounted light fittings. Recessed ceiling spotlights. Double panel radiator.

### BEDROOM FOUR

11' 10" x 9' 5" (3.61m x 2.87m) Front aspect aluminium framed double glazed window. Double panel radiator. Ceiling mounted light fitting.

### BEDROOM FIVE/MEZZANINE STUDY

11' 6" x 11' 1" (3.51m x 3.38m) Mezzanine balcony above the living/dining room enjoying full height windows overlooking the garden to the rear. Double panel radiator. Two ceiling mounted light fittings.

### FAMILY BATHROOM

9' 9" x 8' 11" (2.97m x 2.72m) Side aspect aluminium framed double glazed obscured glass window. Low level WC with push button flush. Free standing bath with mixer tap. Vanity unit with wash hand basin and mixer tap. Fully tiled shower enclosure with drencher unit. Fully tiled walls. Fully tiled floor. Ladder style radiator. Recessed ceiling spotlights. Extractor fan. Underfloor heating. Oak door to landing.





### EXTERNAL

To the front of the property there is a sweeping tarmac driveway providing parking for up to four vehicles with curved walls providing two distinct areas of lawn and a beautiful tree on the front garden.

To the rear there is a substantial enclosed garden, mostly laid to lawn but with an area of patio flanking the rear of the house providing excellent outdoor entertaining space. Boundaries being defined by mature trees and panelled fencing.

### GARAGE

22' 1" x 14' 2" (6.73m x 4.32m) Side aspect aluminium framed double glazed window. Electrically operated front aspect rolling vehicular access door. Ideal Logic plus central heating boiler. Double panel radiator. Power and light fittings.

### SERVICES

We understand that mains water, electricity, LPG and drainage are connected

### VIEWING

Viewing by appointment with the Agents Tarporley office

### TENURE

We believe the property is freehold tenure



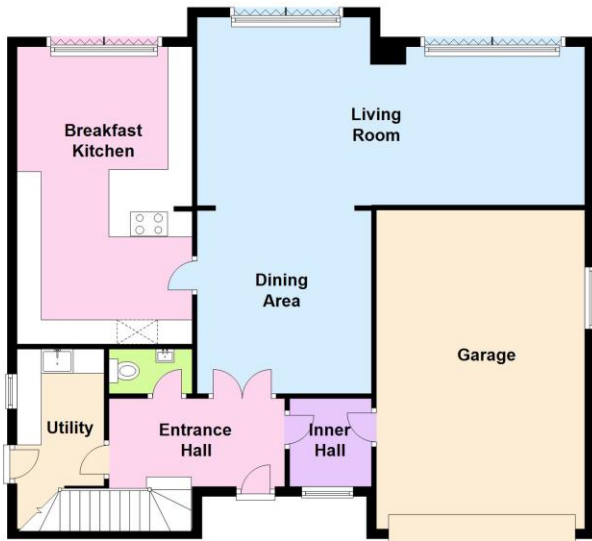
## ROUTE

From our office in the centre of Tarporley take a right turn in the direction of Chester and upon reaching a roundabout take the third exit onto the A49 Warrington. Proceed straight up the A49 passing various landmarks including the Tarporley Garden Centre on the left hand side, Pesto Italian restaurant on the right hand side and a crossroads with a Shell petrol station in front. At these crossroads proceed straight onto Forest Road (continuation of A49). At the crossroads with the White Barn pub on the right continue straight on until reaching the roundabout and taking the first exit towards Warrington. Continue for approximately a mile taking the right hand turn on to Sandy Lane towards Weaverham. Take the first left turn on to Well Lane where the property can be found on the right hand side where the property is marked by a Wright Marshall For Sale board.



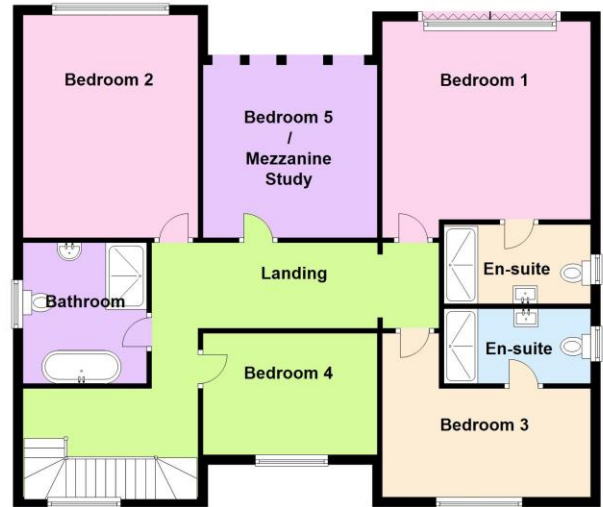
### Ground Floor

Approx. 115.7 sq. metres (1245.7 sq. feet)



### First Floor

Approx. 109.0 sq. metres (1173.7 sq. feet)



Total area: approx. 224.8 sq. metres (2419.4 sq. feet)

To scale only, not to size  
Plan produced using PlanUp.

**Beggars Oak, 45 Wells Lane, Weaverham**

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