



Nook House

Acton Bridge | Northwich



LARCH
PROPERTY

A HANDSOME PERIOD FOUR BEDROOM COUNTRY HOUSE, WITH EXEMPLARY EQUESTRIAN FACILITIES, SWIMMING POOL, SITTING IN ABOUT 51.03 ACRES



AVAILABLE AS A WHOLE OR IN 5 SEPARATE LOTS

- Lot 1: House, equestrian facilities & about 51.03 acres
- Lot 2: House, equestrian facilities & about 14.50 acres
- Lot 3: Agricultural land about 6.28 acres
- Lot 4: Agricultural land about 20.88 acres
- Lot 5: Agricultural land with barn, about 9.30 acres

ACCOMMODATION IN BRIEF:

- Entrance Hall & study area
- WC/shower room
- Utility /boot room
- Kitchen breakfast open plan to the Sitting room
- Dining room
- Drawing room open plan to the Orangery
- Four double bedrooms (principal with en-suite shower room)
- Family bathroom
- Brick range of outbuildings comprising: office, gym, workshop, various store rooms & log store
- Double garage with EV charging point & two storage rooms above with potential for conversion
- Good quality paddock land

- Landscaped gardens with swimming pool, bespoke tree house, terraces, Summer house
- In all totalling 51.03 acres

EQUESTRIAN FACILITIES:

- Brick yard comprising: 6 stables, tack, feed & rug rooms, grooms' kitchen & WC with tractor/hay store behind
- Second yard comprising: 8 timber stables & feed/tack room
- 20 x 40 post & railed Landtech menage
- Landtech Lunge pen
- Clayton 5 horse, horse walker
- Stock proof paddocks one with steal portal framed agricultural barn
- Field Shelter

DESCRIPTION

Nook House is such a rarity to the market, being a handsome, spacious, period family home, with large light and airy rooms filled with many original features. The house benefits from rooms with great ceiling height, all surrounded by delightful mature gardens, and boasting a swimming pool. The equestrian facilities are top grade, with two separate yards offering a total of fourteen stables, menage and lunge pen.

The house has a real feeling of quality, with a layout ideal for modern family living. Contemporary bespoke fittings compliment the period features throughout the property, with beamed ceilings, open fireplaces, statement cast iron old range, leaded window and solid oak latch doors.

A side entrance door leads into a tiled hall with access to the beautifully fitted shower room to the left and utility/boot room to the right. The inner hall has a bespoke glazed and wooden staircase leading to the first floor, with a decorative range cooker located to the rear of the stairs. The hall has a study area and views of the side lawns. Offering superb facilities, the kitchen spans the entire length of the house, with a full range of handmade white painted units with granite worksurfaces, twin Belfast sinks, and a Britannia range set





into a lit fireplace recess with extractor fan. There is a full compliment of integral appliances. The kitchen has a large central island unit with pop up plug socket, and space for a table to the side. The kitchen is open plan to the sitting room with matching stone tiled flooring, and attractive open fireplace with window seats to either side. To the rear of the house lies the generously proportioned drawing room, open plan to the Orangery, creating an expansive entertaining space. This is a wonderful room lit by a large roof lantern, with picture windows to two elevations. A set of French doors lead to a stone al fresco dining area. Beyond is a good-sized dual aspect dining room with wooden flooring.

Four good sized double bedrooms are located on the first floor boasting stunning views of the gardens and countryside beyond. The principal suite has a hob grate fireplace, fitted wardrobes and a beautifully appointed en-suite shower room with tiled walls and flooring. The family bathroom serves the other three bedrooms and is equally as well appointed with separate shower and free-standing roll top bath.





GARDENS

Nook House has an extremely impressive entrance, with mellow red brick walls to either side of electric wooden double gates, opening into a sweeping granite set driveway flanked by lawns and herbaceous shrubs. The drive continues past the front of the house, to a parking and turning area, large enough for numerous cars, all of which front the double garaging with EV charging point. Continuing past the garage, a further parking area lies to the rear of the brick built stable block, offering space for horse boxes, and additional cars.





The stunning manicured gardens wrap around three sides of the house with the front lawns, having mature specimen trees. One of the larger trees has a large bespoke, handmade Tree House with power, table for eight people and a large raised decked terrace, enabling full enjoyment of the rural Cheshire countryside and front paddocks.

To the side of the house lay further manicured level lawns, affording total privacy by mature hedging and fencing. A stone terrace is accessed off the Orangery. A tree lined stone path leads to a magnificent swimming pool, made safe for children/pets by an electric cover. The pool is beautifully positioned with a large stone terrace area providing room for outdoor entertaining and a Summer House overlooking.





OUTBUILDINGS

There is an extensive range of outbuildings positioned close to the side of the house, constructed of brick elevations, surmounted by a slate roof. These could, subject to the necessary consents being obtained be adjoined to the main house. This brick range houses a good sized office, gym, double garage with two store rooms above (ideal for conversion to further accommodation), a workshop and various stores rooms of differing sizes. There is a Summer house by the pool and a Pool house containing the filtration unit etc.



“An exceptional country home where traditional charm meets modern living.”

EQUESTRIAN FACILITIES

One of the many outstanding features of Nook House is the exemplary equestrian facilities, wanting for nothing. There are two separate yards, the first being close to the house, constructed of brick and slate, with courtyard design, with six stables all with automatic waters, a WC, kitchen, feed, tack and rug rooms. Lying behind this yard is an open sided machinery/hay store that fronts the parking area. There is a second newly constructed yard, consisting of eight further stables with a tack room, with pipework in place for automatic waters. The layout of these two yards makes it ideal for the owner to have their own horses close to the house with potential to rent the second yard, should they so wish.

Lying between the yards is a 20 x 40 Landtech silica sand and fibre mix surfaced menage with post and rail fencing, together with a secure Landtech created lunge pen, with silica sand surface. A Claydon five horse, horse walker with rubber flooring is housed within a field which has a large timber field shelter. The paddocks are well maintained with good fencing, mostly laid to grass with some fields currently down to winter wheat. All fields are serviced with water troughs or active water connections. Lot 5's field has a useful, steel portal framed barn, in good condition and currently used as agricultural storage. This barn may have potential for conversion, subject to consents.





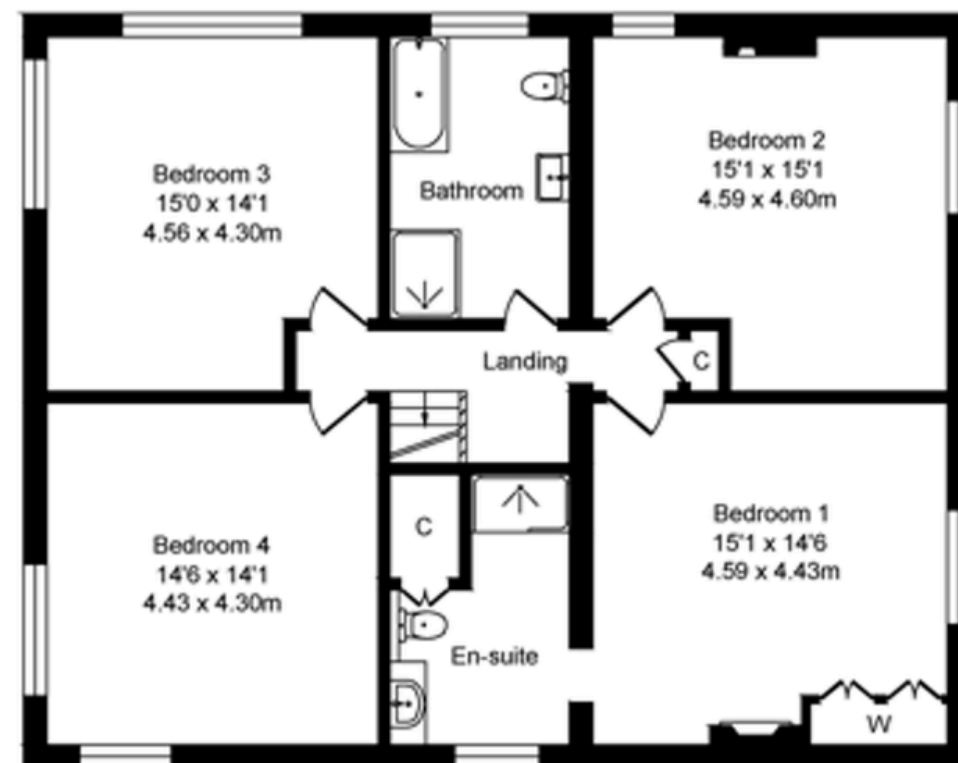
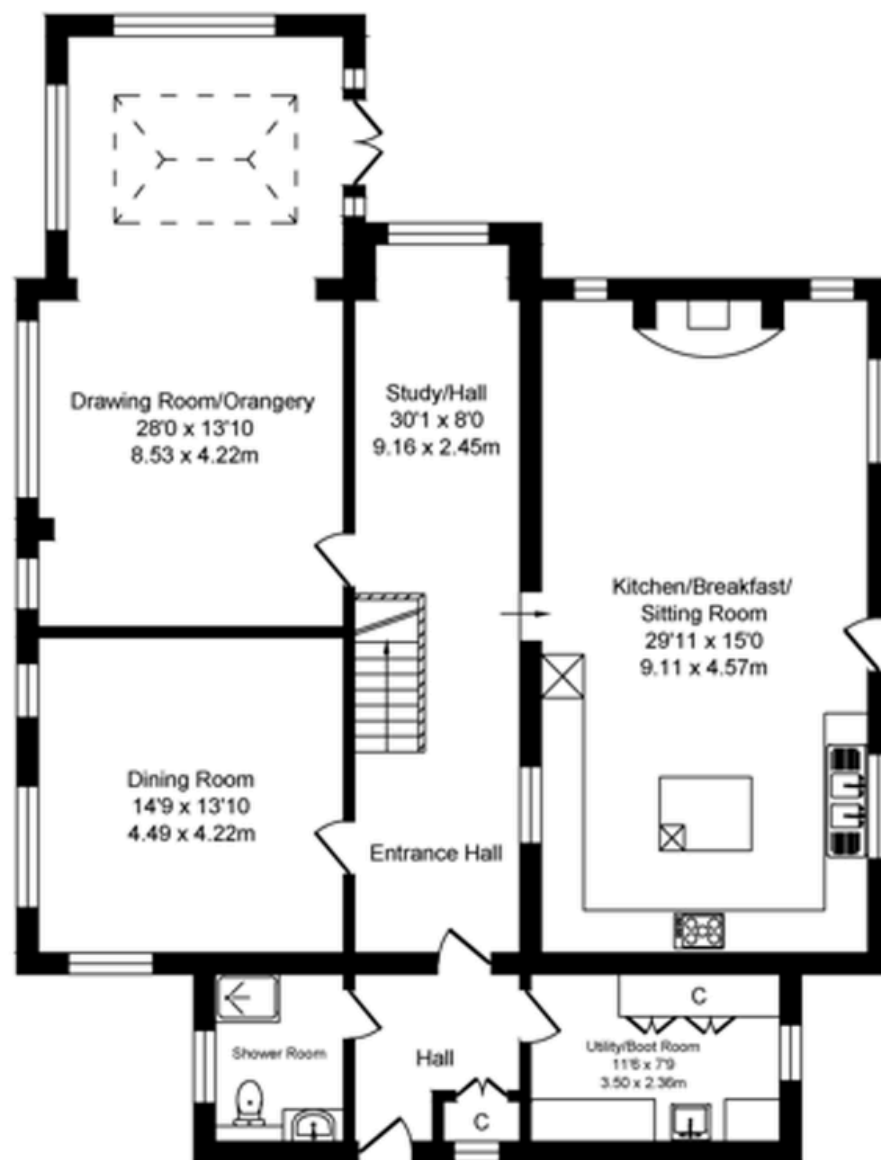
*“Fantastic equestrian facilities, perfect for family
or professional life”*



Nook House

Total Approx. Floor Area 16723 Sq.ft. (1553.6 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.



LOCATION

Nook House enjoys the most superb location nestled down a quite rural no through lane, ending in a footpath, down to the River Weaver. The rural lanes offer peace and security, with miles of endless hacking, with bridle and footpaths from the village. Acton Bridge is a most attractive village, renowned to be one of Cheshire's most desirable village locations, set in the heart of rolling Cheshire countryside. The village has a lovely pub in the Hazel Pear with the close by village of Crowton having a pretty Church, public house and popular Primary School.

The village enjoys the best of both worlds with it's idyllic rural setting yet is only a short drive to the A49 and M56 motorway, offering great connectivity with the village having its own train station on the West Coast main line. Railway stations are also found at nearby Frodsham, Hartford and Delamere.

Acton Bridge is an ideal base for the business traveller with the commercial centres including Chester, Manchester, Liverpool and Warrington being within comfortable daily travelling distance. For international travel, Manchester and Liverpool Airports can be found within 40 minutes' drive. Nearby villages of Weaverham, Sandiway and Cuddington all have extensive amenities.

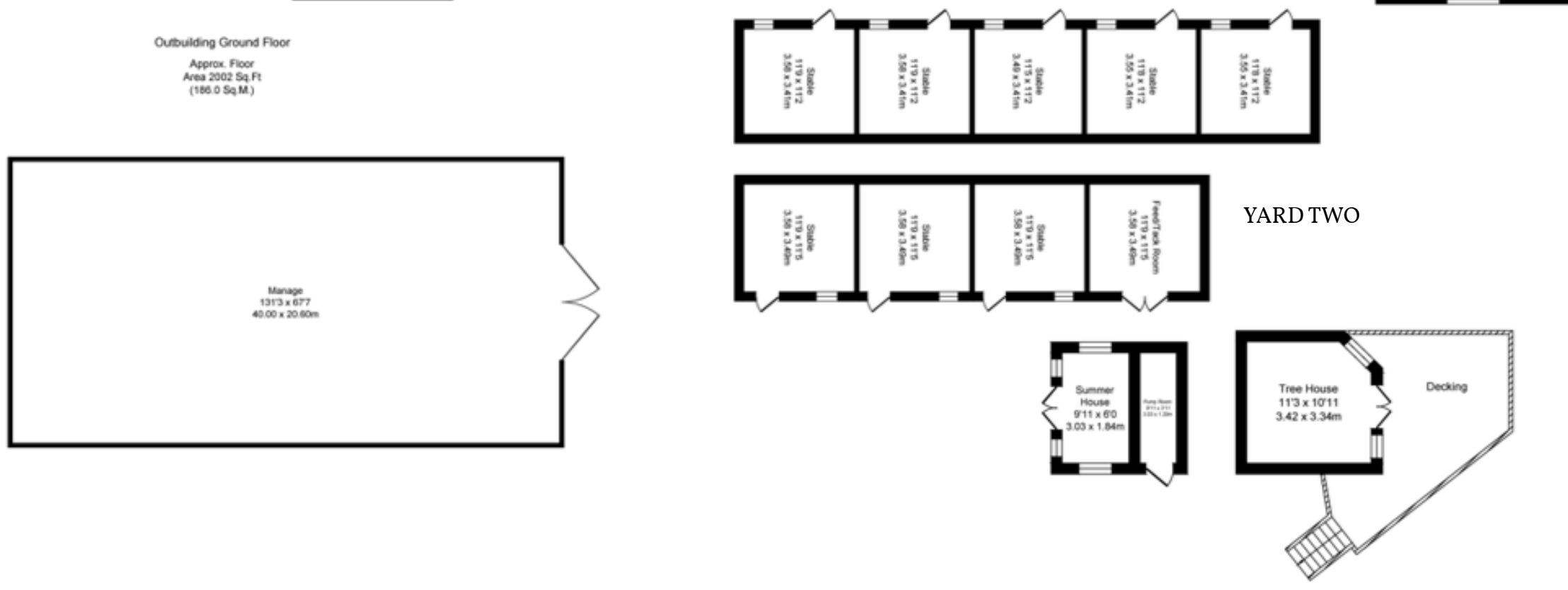
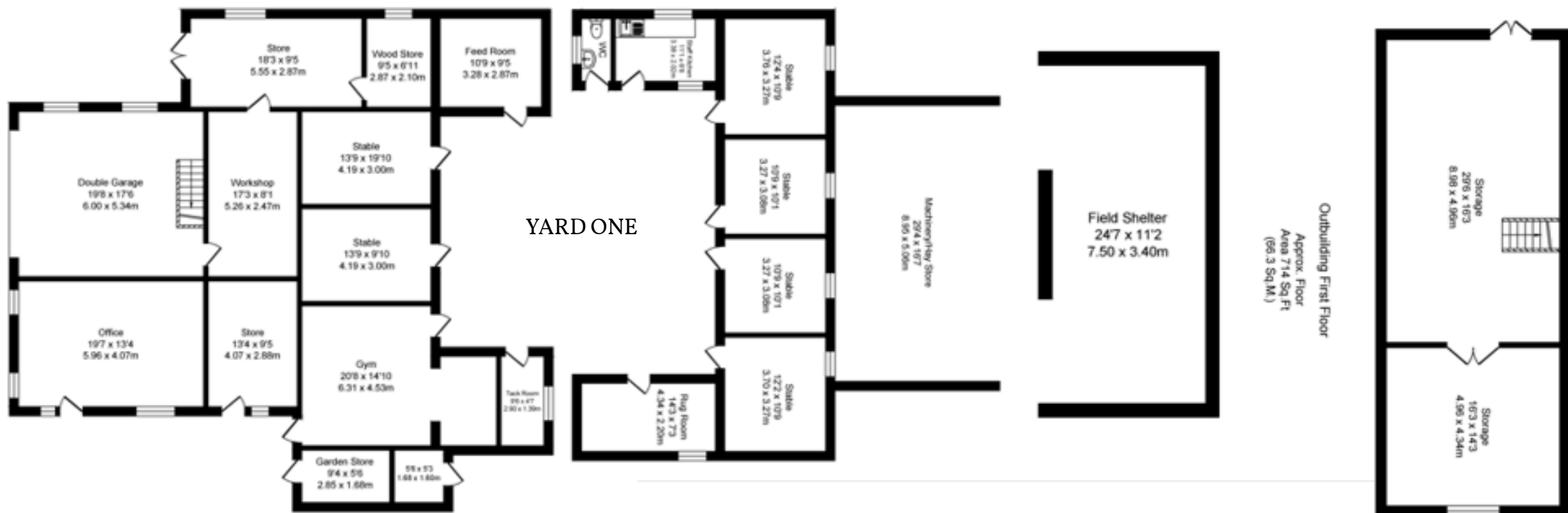
There is an excellent selection of state schools in the area, with Weaverham High School being close by and for those seeking private education The Grange, Kings, Queens and Abbeygate College are all within easy reach.

DISTANCES IN APPROX MILES:

Weaverham 2m | Northwich 5.3m
Frodsham 7.6m | Chester 22m
Liverpool 24.6m | Manchester 26.7m
M56 6m | Liverpool Airport 17m
Manchester Airport 19m

The village lies close to Delamere Forest which offers over 2,000 acres of walking, cycling and horse riding right on the doorstep. Other excellent recreational facilities in the area include a number of superb golf courses at Frodsham, Helsby and Delamere, as well as the Sandstone Trail and Manley Mere, which is renowned for it's water sports.





PROPERTY INFORMATION

Postcode: CW8 3QP

What three words: readily.moats.armrests

Tenure: Freehold

EPC: E

SERVICES:

Mains electricity & water, LPG central heating, septic tank drainage, burglar alarm, CCTV, broadband, EV charging point, photo voltaic panels connect to the house, which also receives a FIT payment, £2,537.25 from 7th March 2024 - 11th March 2025.

Swimming pool heated by air source heat pump, electric to half of the top stable yard and water to all stables. There is also water connected to some fields.

LOCAL AUTHORITY:

Cheshire West & Chester Council Tel: 0300 123 8123

COUNCIL TAX BAND: G, amount payable for 2025 about £3,987

AGENTS NOTES:

- The majority of the land is subject to a Farm Business Tenancy run on an annual basis, terminating on the 24^h March 2026 or earlier with mutual agreement. Speak to the agent for further details.
- Lot 5 will be subject to a clawback clause, granting the vendors and their successors in title to the land, 30% of any uplift in market value should planning consent be obtained for a change of use for the land/barn from agricultural purposes. The clawback will be for a period of 25 years and payable on the earlier of (i) implementation of the planning consent for a change of use for the land/barn from agricultural purposes, (ii) sale with the benefit of such consent.
- No lots will be sold until a buyer has been found for Lot 2.
- The access Lots 3, 4 & 5 are via Wetton Lane.
- There are various Tree Preservation Orders throughout the various lots
- Part of Lot 2, and the entire of Lots 3 & 5 are planted with winter wheat which will be removed this Summer by the tenant.
- Square footage quoted is the total for house, outbuildings, and equestrian facilities



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