

Tollgate Farm, Crewe Road, Crewe Green, Cheshire, CW1 5NR

FOLLOWWELLS



- Beautifully Restored 16th Century Farmhouse
- Superb Character Throughout
- Impressive Open Plan Family Dining Area
- Christians Fitted Kitchen and Heritage Bath/Shower Rooms
- Extensive Grounds including Private Wildlife Pool
- Immaculately Maintained and Presented
- Convenient Semi Rural Location close to Crewe Town

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Asking Price

£875,000

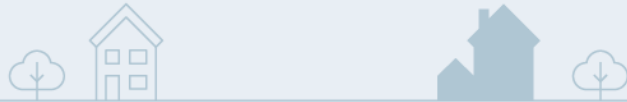
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A beautifully restored farmhouse residence with original parts dating back to the 16th century. Conveniently located within a semi rural position of Crewe Green Conservation area having easy access to major road and railway links. Standing within substantial grounds and having its very own private fishing pool with an abundance of wildlife.

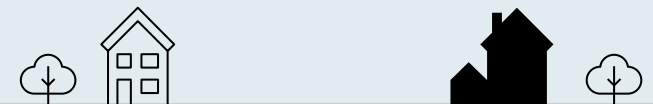
Immaculately presented, the property boasts great character to include elegant fireplaces, log burner stoves and exposed ceiling timbers to the majority of reception areas. This includes a most imposing open plan family dining area with an extensive bespoke fitted Christians kitchen and large breakfast island. There are four large double bedrooms and refitted Heritage suite bath/shower rooms to include a master en-suite and a large feature principal bathroom with raised free-standing bath. It is immediately obvious from entering the property from the front reception hallway that the present owners have maintained immaculate attention to detail throughout. This beautiful hallway enjoys exposed ceiling timbers with feature oak staircase to the first floor, hard flooring and latch key doors open to the principal reception rooms. Directly to the left is the dining room with further ceiling beams, panelled window overlooking the front and a rustic brick open fireplace with basket grate. To the opposite side is the main living room with further exposed ceiling timbers, internal decorative glass through to the hallway and panelled glazed windows overlook the front and rear aspect. There is a feature exposed decorative brick fireplace with quarry tiled hearth housing a log burning stove and decorative arch windows are situated either side of the chimney breast. The hallway widens to the end and gives access to a two piece cloakroom with classic Heritage fitted suite and a separate office/study with further exposed ceiling timbers, external panelled window and decorative inset glass through to the kitchen.

At the rear of the property is a very spacious open plan family dining kitchen fitted with wood flooring and feature ceiling timbers. An extensive range of kitchen units extend into the dining area and incorporate drawer/cupboard units, display cabinets and additional storage baskets. There are granite worktops with inset Belfast sink and an electric cooking range with five ring gas hob set within further matching kitchen units and twin upright integrated fridge freezers to side. An impressive kitchen island with contrasting colour cupboards and pan drawers extends to a breakfast bar. Within the dining area a further range of units continue with cupboards and pan drawers and matching granite tops having fitted display cabinets above and an integrated washer/dryer. Open from the dining area is a further family snug having exterior door access, continuation of wood flooring and a feature free standing log burner. A separate utility is situated off the kitchen with a second Belfast sink and cupboard units, tiled floor and a rear entrance door. Above the utility there is loft access to a small single storey roof void housing the central heating boiler.

The first floor provides a spacious galleried landing area with latch key doors opening to rooms with a picture window overlooking the front. The master bedroom suite enjoys further exposed ceiling beams, glazed panelled window overlooking the front and opens to a dressing area with an extensive range of fitted wardrobes and drawer furniture. From the dressing area there is a four piece en suite bathroom fitted with Heritage sanitary ware comprising of a free-standing claw foot bath with centre-piece shower tap, separate corner shower cubicle with mains raindrop shower, vanity wash hand basin and W.C.







Also enjoying a glazed panelled window outlook to front is the fourth double bedroom with exposed floorboarding and ceiling beams. The second guest bedroom is situated behind with a glazed panelled rear window overlooking the rear and further exposed ceiling timbers. The rear of the principal landing area opens to a large inner landing giving access to the remaining rooms comprising of a third double bedroom with fitted wardrobes to one wall and glazed panelled window to side. The principal family bathroom is of a particular feature in size and is fitted with a further Heritage suite with a raised slipper bath having further centre-piece mixer tap, twin tabletop wash hand basins, W.C. and a bidet. In addition to supplement the bedrooms there is a third shower room with large walk-in cubicle with mains raindrip shower/separate spray and vanity wash hand basin.

Externally the property is approached via brick pillar access with double remote security gates leading to an extensive gravel driveway and parking for various vehicles and a detached brick and tile double garage with twin timber door entrance and mezzanine storage area. The property enjoys beautifully maintained grounds principally laid to lawn with hedge screening to front boundary and mature trees. There is an extensive Indian stone patio which sweeps around the property having further raised plant beds. Behind the garage there is a decked sun patio area and a large timber framed all weather gazebo with log burner and power connection ideal for garden entertaining enjoying views over the wildlife pool which has its own small island. To the rear of the garden there is a further timber framed store shed.



## IMPORTANT INFORMATION

**Services - Mains Electricity, Gas and Water Connected. Drainage to Septic Tank.**

**Central Heating - Gas**

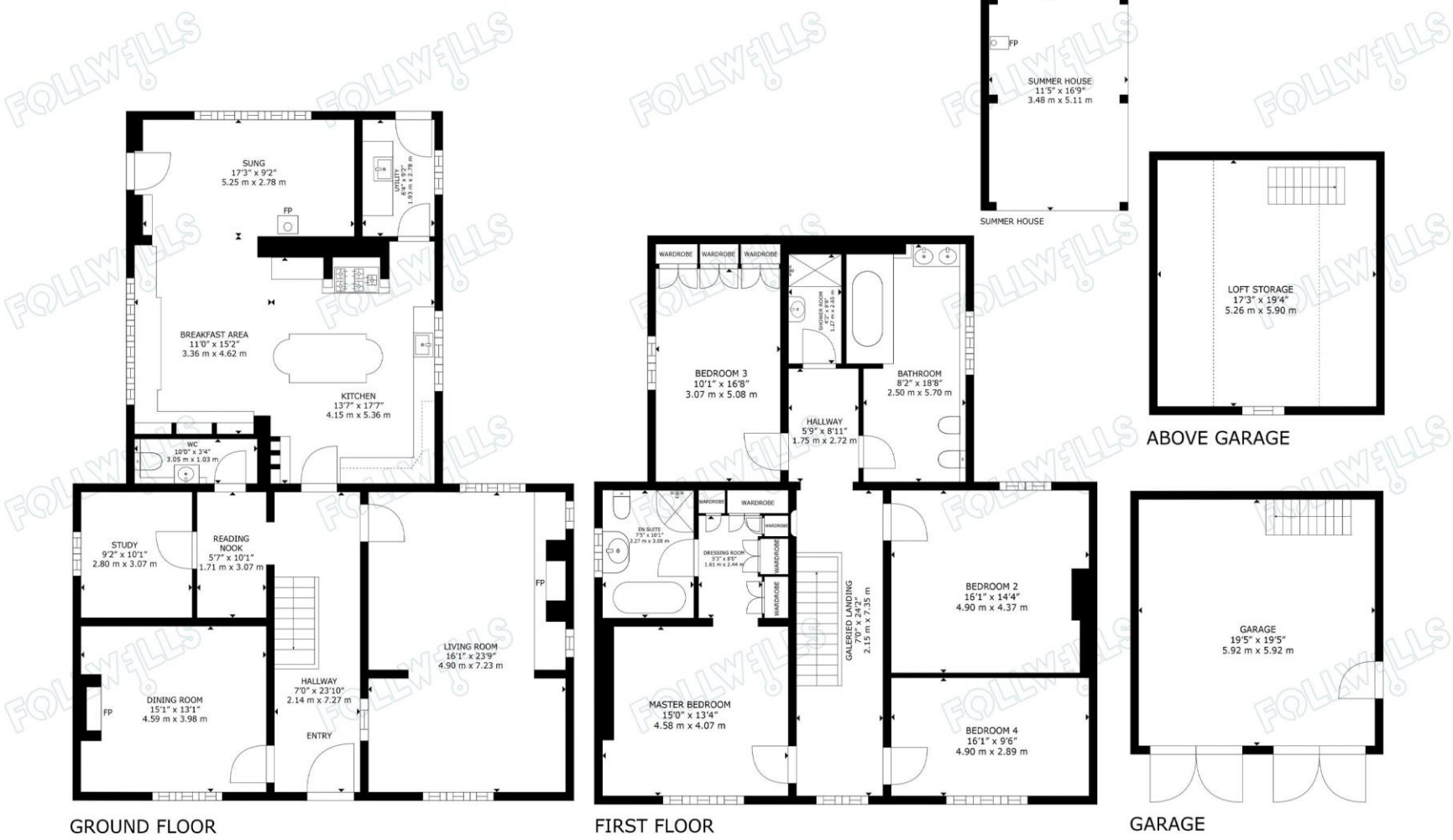
**Glazing - Majority Hardwood Frames**

**Tenure - Freehold**

**Council Tax Band 'F'**

**EPC Band 'D'**

1. None of the services, built in appliances, or where applicable, central heating has been tested by Follwells, and we are unable to comment on serviceability.
2. All dimensions given are approximate.
3. These particulars do not constitute, nor constitute any part of, an offer or a contract.
4. All statements contained in these particulars as to the property are made without responsibility on the part of Follwells or the Vendor.
5. None of the statements contained in these particulars as to the property are to be relied on as statements or representation of fact.
6. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
7. The vendor does not make or give, and neither Follwells nor any person in their employment has any authority to make or give, any representation or warranty whatever, in relation to this property.



GROSS INTERNAL AREA  
 TOTAL: 291 m<sup>2</sup>/3,132 sq ft.  
 GROUND FLOOR: 155 m<sup>2</sup>/1,668 sq ft. FIRST FLOOR: 136 m<sup>2</sup>/1,464 sq ft.  
 EXTERNAL AREA: GARAGE : 35 m<sup>2</sup>/376 sq ft,  
 ABOVE GARAGE: 32 m<sup>2</sup>/344 sq ft , SUMMER HOUSE: 18 m<sup>2</sup>/194 sq ft,  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

