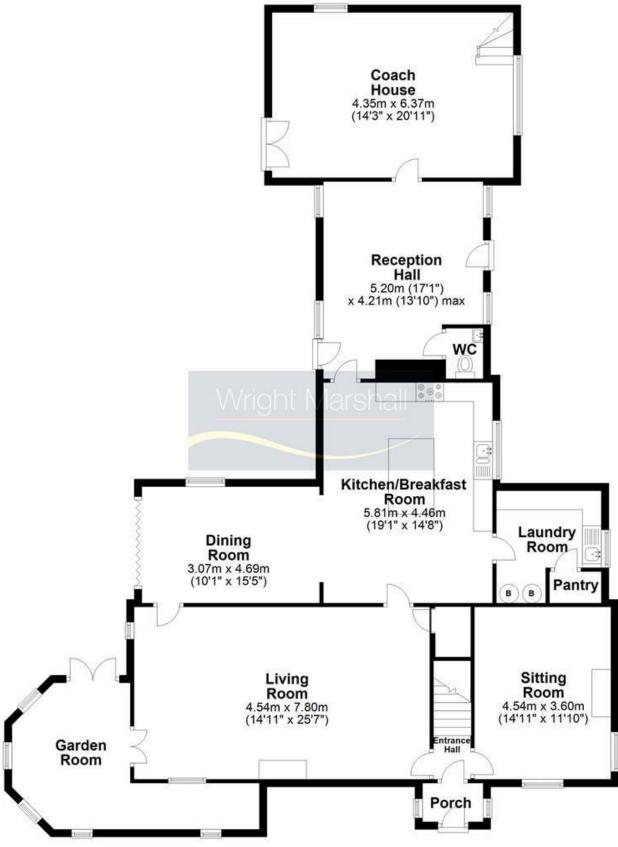
Ground Floor

Approx. 175.3 sq. metres (1886.7 sq. feet)



MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

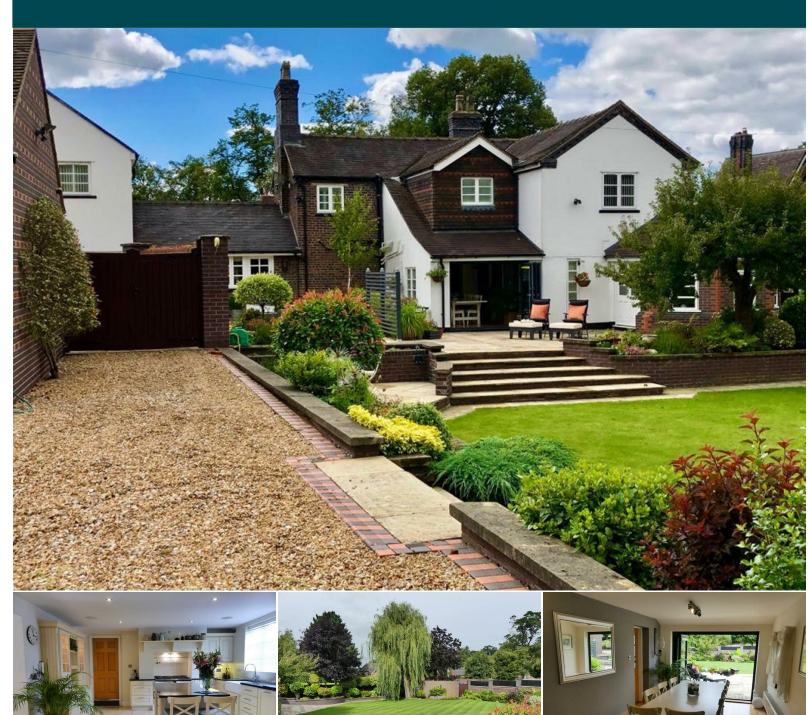
- 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
- 2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.







MAIN ROAD, BETLEY, CW3 9BH GUIDE PRICE £895,000



56 High Street, Nantwich, Cheshire, CW5 5BB T. 01270 625410 | | www.wrightmarshall.co.uk area and bounded by fields and mature native trees, Ravenscourt House is refined, chic and elegant throughout.

The sumptuous accommodation offers the very best of versatile living, with delightful, well-proportioned rooms tastefully decorated. Additionally, this home has an attached, spacious two storey coach house - perfect for dependant relative/s, for use as a home/business office, therapy room, studio or developing for university/holiday letting. Further, the detached triple garage currently has planning permission for full conversion to a two-bedroom, two bathroom dwelling, providing a further opportunity for development of further multi-generational accommodation Exceptional landscaped, part-sunken gardens provide an idyllic environment for both relaxing & entertaining, with a large lawn, richly planted borders, superb Indian stone paved patios and terrace. Approx 0.80 Acre in all.

DIRECTIONS

Proceed from the Agents Nantwich office along London Road turning left immediately after the railway crossing onto the A52 Newcastle Road. Continue along the main road for approximately 3 miles through the village of Hough. Continue to the roundabout and take the last exit to Keele/Betley, passing Wychwood Golf Course. Continue into the village centre and continue on for approx 300 yards along the main road 'Rayenscourt House' will be observed on the right hand side marked by our 'For Sale' board.

DESCRIPTION

Sited just outside the centre of Betley village, set within the village conservation area and bounded by fields and mature native trees, Ravenscourt House is refined, chic and elegant throughout. The sumptuous accommodation offers the very best of versatile living, with delightful, well-proportioned rooms tastefully decorated.

Additionally this home has an attached spacious two storey coach house - perfect for dependant relative/s, for use as a home/business office, therapy room, studio or developing for university/holiday letting. Further, the detached triple garage currently has planning permission for full conversion to a two-bedroom, two bathroom dwelling, providing a further opportunity for development of further multi-generational accommodation

The property can be accessed via a wide, paved, formal entrance with impressive electric gates, passing through the grassed paddock, into a gravelled parking area. The second entrance is accessed over an extensive tarmacadam & gravelled driveway, leading to a generous parking area adjacent to the rear door.

The accommodation in the main house briefly comprises:

Ground Floor: Reception Hall, Cloaks/WC, Kitchen Breakfast Room open to the Dining Room with bifold doors to the garden, Laundry Room with Pantry, Living Room, Garden Room, with french windows to the garden, Sitting Room/Snug, Entrance Porch

First Floor: Wide stairwell, Landing, Master Bedroom with Ensuite Shower Room: Bedroom Two with ensuite Bathroom with separate shower: Bedroom Three with ensuite washbasin & WC; Bedroom Four presently used as a dressing room. In addition, there is a detached triple garage housing double garaging & fitness suite. Solar panels are mounted on the south-facing garage roof producing additional power and income to the property.

Exceptional landscaped, part-sunken gardens provide an idyllic environment for both relaxing & entertaining, with a large lawn, richly planted borders, superb Indian stone paved patios and terrace. Beyond the beautiful gardens is a fenced paddock area with ornamental trees and extensive country views. The whole property, gardens and paddock extend to some 0.80 acre.

Pretty Betley village lies on the borders of South Cheshire and North Staffordshire. Betley is ideally situated and convenient for Newcastle-under-Lyme (6 miles) Nantwich and Crewe (6 miles) and the M6 Motorway (Jct.16) approx. 6 miles. Wychwood Golf Course is 2 miles north of the village. Betley is a bustling village with thriving community spirit and active social events calendar. The village provides a range of local amenities including a primary school, nursery, church. doctors surgery, village shop, Post Office, and The Swan Public House, as well as a frequent bus service to Nantwich, Crewe, Newcastle & Stoke-on-Trent. Betley meaning the 'clearing in the woods' of Bette (a Saxon woman's name) - is an ancient settlement. It is mentioned in the Domesday Book. It is one of several villages including Buddileigh, Audley, and Madeley - which seem to be named after women. It had a major market, the charter for which was granted in the thirteenth century. At Betley Hall, a now-demolished country house, Charles Darwin conducted some of his zoological observations and Florence Nightingale visited. At another country house in the village, Betley Court (which is still standing), lived the Romantic poet Eliza Tollet. The church, dedicated to St Margaret of Antioch, is a beautiful medieval building (reasonably well-restored by George Gilbert Scott), with oak beams and a cricket ground to the rear. The neighbouring village of Wrinehill – which seamlessly continues from the Betley boundary – boasts the Brunning & Price owned The Hand & Trumpet Gastro Pub.

NEARBY NANTWICH

Nantwich is a charming market town set beside the River Weaver with a rich history. a wide range of speciality shops & 4 supermarkets. Nantwich in Bloom in Novembe 2015 was delighted to have once again scooped the prestigious Gold award from the Britain in Bloom competition. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings. The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent trains from Crewe railway station link Cheshire to London-Euston in only

Sited just outside the centre of Betlev village, set within the village conservation 1hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions

THE ACCOMMODATION:-

With approximate dimensions comprises:

RECEPTION HALL

17'1" x 13'10" max (5.21m" x 4.22m" max)

An extremely chic & elegant reception hall with resplendent Georgian style chequer board flooring and part glazed entrance door, all presented currently in a stunning 'garden room' style. Ceiling light point, windows to both the front & rear with charming aspects, telephone point, Doors to the WC, Coach House & Kitchen Breakfast Room

Well appointed with contemporary low level WC, wash hand basin, ceiling light point, part tiled walls & tile floor.

KITCHEN / BREAKFAST ROOM

19'1 x 14'8 (5.82m x 4.47m) An extremely attractive, comprehensively well-equipped kitchen breakfast room enjoying contemporary decor, quality cream base & drawer units and an attractive central island unit with both cupboard storage and shelving. The work surfaces are finished in black granite with up-stands and completed by an under-mounted, double white ceramic belfast sink unit with mixer tap.

Recessed ceiling spotlights; 4x Recessed Bose sound system speakers; Window dressed with white Venetian-style blinds; Decorative recess with over-mantel, housing a highly attractive range cooker (six gas rings, two electric ovens): Integrated dishwasher, inset basket storage; Matching cupboards units surrounding recessed American-style fridge freezer with plumbed-in ice and water dispenser; Wall mounted TV; cream tiled floor; highly attractive matching 'Dresser' with glazed cabinets and plate rack completes the elegant period feel of the kitchen, which is very much the heart of the home

The space superbly opens to the delightful Dining Room with its fantastic anthracite coloured bi-fold doors which open to the magnificent gardens and entertaining patio.

LAUNDRY ROOM

Ceiling light point with time-out sensor; work surfaces with inset sink unit. Water conditioning unit under sink; space for separate tumble-dryer and plumbing for washing machine; base level units matching the kitchen units; condensing central heating boilers, still under warranty; Door to built-in Pantry with time-out light point.

DINING ROOM

10' x 15'5 (3 05m x 4 70m)

A large dining space: window to side with highly-attractive plantation shutters: engineered wood floor; 'anthracite' coloured bi-fold doors, opening to the meticulous gardens and entertaining terrace; door to the Living Room

Wonderfully charming, with the intriguingly-shaped walls - benefiting a superb garden vista to the rear - the utterly delightful room features a part-glazed door providing direct garden access, several windows, recessed ceiling spotlights and tiled floor.

14'11 x 25'7 (4.55m x 7.80m)

Spacious comfortable and elegant the beautiful living room is a joy to relax in with its stunning feature fireplace. Ceiling light points: wall light points.; wall mounted TV point; 10-speaker Bose sound system; ceiling coving; beautiful limestone fire surround with inset high quality living-flame gas fire, traditional column radiators, stunning engineered wood floor, windows to the front and side elevations fitted with white plantation shutters; contemporary-style double opening part-glazed doors to the charming Garden Room, Door to Store & Cloaks understairs, also housing Internet Hub and Bose Entertainment Centre.

Doors to the Kitchen, Dining and Inner Hall.

ENTRANCE HALL (FRONT)

Entrance porch with outer door. Ceiling light point; engineered wood floor; stairwell with sun/light tunnel: stairs rising to the first floor:

SITTING ROOM / OFFICE

14'11 x 11'10 (4.55m x 3.61m)

An enchanting ambient room which could, if required, be used as a further bedroom or indeed home office or playroom.

Ceiling light point; windows to both the side and rear elevations with fitted white blinds; engineered wood floor; feature fireplace with highly-attractive living-flame coal-effect gas fire with traditional surround and black granite hearth.

FIRST FLOOR LANDING

Ceiling light points; dado rail.

MASTER BEDROOM

15'6 x 14'8 (4.72m x 4.47m)

Elegantly appointed & incredibly well proportioned with ceiling lights, dado rail, two double glazed window with a stunning outlook over the countryside, TV point, two fitted wardrobes with matching 2-drawer bedside tables and 4-drawer linen unit, traditional column radiator

ENSUITE SHOWER ROOM

Newly refurbished, mains shower with bi-fold frameless door; fully tiled; highly attractive floor-standing basin vanity unit with shelving beneath; fitted chrome mixer tap; low level WC, bidet, recessed ceiling spotlights, window with stunning white plantation shutters, chrome ladder radiator, tiled floor,

BEDROOM TWO

14'11 x 15'1 (4.55m x 4.60m)

Beautifully appointed and superbly proportioned; double-aspect windows affording outstanding garden, church and countryside views; Two fitted double-wardrobes with matching bedside drawer units: TV point, radiator.

BEDROOM THREE

14'11 x 11'10 (4.55m x 3.61m)

Generously proportioned and again immaculately appointed with window to the front elevation enjoying a pleasant outlook; Built-in wardrobe hanging space created behind the south-aspect wall. Ensuite washroom and toilet off.

Low level WC, wash hand basin, recessed ceiling spotlights, fully tiled walls & floor,

BEDROOM FOUR/DRESSING ROOM

Large enough for a double bed, but presently used as a wonderfully chic Dressing Room Immaculately appointed with a window to the front elevation enjoying a pleasant outlook. Three, highly attractive, fitted wardrobes, recessed ceiling spotlights, radiator,

FAMILY 'JACK & JILL' BATHROOM

Fully tiled walls and floor: Panel bath with mixer taps: low level WC: highly attractive floor-standing basin vanity unit with shelving beneath; chrome mixer tap; attractive recessed circular-design spotlights, window with beautiful white plantation shutters, chrome ladder radiator/towel rail. Separate walk-in shower cubicle with frameless pivot door, beautifully tiled, with mains shower operated via wall inset mixer controls,

ATTACHED TWO STOREY COACH HOUSE ANNEXE / ACCOMMODA

The superb space is ideal for 'multi generational living' having the benefit of being attached and accessed from the main residence, vet being independent with a dedicated access door from the driveway & garden.

Superbly proportioned, the wonderful space is filled with an abundance of natural light and has the opportunity for a variety of uses, particularly as accommodation, or alternatively could be used for home/business office use, therapy room, studio letting or holiday accommodation, all encouraged by the Betley Village Neigbourhood

COACH HOUSE - GROUND FLOOR

17'11" x 14'3" max (5.46m" x 4.34m" max)

Full central heating; ceiling light point; high arch-top window (formed from the original arched coach entrance - the external coach door hinged still in place); half-glazed french door entrance overlooking the garden, engineered wood floor. Drainage and plumbing in place for upgrade; Stairs rising to the first floor.

COACH HOUSE - FIRST FLOOR

14'3 x 17'11 (4 34m x 5 46m)

Ceiling light point;, windows to three sides with garden and country outlooks; full central heating; engineered wood floor; Door to the Shower Room/WC.

COACH HOUSE - SHOWER ROOM

Shower cubicle being fully tiled where visible & with mains shower; low level WC; wash hand basin,;ceiling light points; fully tiled walls & floor; window; chrome ladder

The gardens and grounds really are utterly magnificent, presented in a parkland style with the most wonderful 'sunken' lawn featuring deep richly planted borders displaying a plethora of shrubs, plants & trees. The driveways provides extensive off road parking for several vehicles with discreet parking to the rear of the property, ideal for anyone with classic cars, motorbikes etc where privacy is paramount. Steps lead from the sunken lawn to the garaging & extensive gravelled driveway and are flanked by shaped evergreen shrubs. The garden is fitted with extensive exterior lighting, some wall-fixed and operated on a year-round, lightsensitive timer, and other spotlight fittings on movement sensors.

Directly accessed from the property itself is the substantial Indian stone entertaining terrace with the most enchanting fossil markings within the stone itself is the absolute perfect place to both relax and entertain whilst enjoying the impressive garden outlook over countryside and towards the historic church tower. The gardens & grounds really are a gem, and offer the most sublime village garden in which to fully immerse yourself.

ELECTRIC GATE ENTRANCE

With a generously wide vista, curved brick wall boundary and blue brick-paved drive, Electric Gates are fitted to the Paddock Entrance. Operated by 'key fobs', the gates are timed to close automatically after entry or exit. There is an internal phone within the kitchen of the house to answer the visitor call-button speaker from the

DETACHED TRIPLE GARAGE -

Twin doors on south elevation, both leading into one large garage/storage space. An additional double door on north elevation allows dual access. Generous proportions, with extensive boarded rafter storage space. Superbly fitted featuring mains power. light and water.

DETACHED TRIPLE GARAGE INCORPORATING A SEPARATE FITNESS/DANCE STUDIO OR DETACHED OFFICE SPACE

Enjoying a separate and dedicated exterior entrance, the third section of the garage has cavity wall insulation and fully plaster-lined walls and ceiling. The area has used to form a dedicated space for a fitness/dance studio, with full-length mirrors on one wall and a wood engineered floor. Formerly, this generous space has also been used as a detached business office, away from the main house, and has an existing

dedicated telephone line

SOLAR PANELS on GARAGE ROOF - POWER GENERATION

The Garage houses the inverter and meter for the 10-panel solar installation on the roof. The 25-years Generation/Feed-in Contract, commenced in 2011, presently produces an income of some £1200 per annum, and rising, it makes a major contribution towards the annual cost £1500 per annum for heat and light of the whole 'Ravenscourt House' complex

GARAGE / FITNESS SUITE

19'2 x 20'9 / 9'5 x 20'9 (5.84m x 6.32m / 2.87m x 6.32m)

Twin doors. Superbly fitted featuring power & light.

TRIPLE GARAGE - HOLDS PLANNING PERMISSION FOR CONV

The detached triple-garage at Ravenscourt House can offer a further opportunity to prospective purchasers who wish to develop multi-generational living and occupation

Planning permission (application number 19/00788/ful) granted by Newcastle-under-Lyme borough council on the 14th January 2020. The accommodation will comprise: Living Room opening to the Kitchen, Utility Room, Bedroom One with En-suite Shower Room, Dressing Room & Store. First Floor Landing, Bedroom Two &

The conversion of the triple garage would result in a separate dwelling being developed independently of the main house. The allotted grounds would extend to approx 1/3 of an acre utilising the electric-gated entrance with the drive leading through the delightful paddock and into a part-walled garden area and existing garage on the north of the plot

It is planned that The paddock will be further enhanced to create a woodland, orchard or wildflower meadow etc which would particularly compliment the charming abode.

FPC RATING: D

COUNCIL TAX BAND: TBC

SERVICES

All mains gas, water, electricity & drainage services are connected (subject to statutory undertakers costs & conditions). Gas central heating. NOTE: No tests have been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services.

Presumed Freehold with vacant possession upon completion (Subject to Contract).

VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410 E-mail: nantwichsales1@wrightmarshall.co.uk. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm

SALES PARTICULARS & PLANS

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law

All required questions relating to the property/land should be made by prospective viewers/purchasers to satisfy their own enquiries etc prior to & throughout a sales

ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.

COPYRIGHT & DISTRIBUTION OF INFORMATION

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the Agent's/website owner's express prior written consent.

MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on;

nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further

For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall. Nantwich team for more information

Your home may be repossessed if you do not keep up repayments on your