



THE OLD SHOP FARM, BUDWORTH ROAD,
ASTON-BY-BUDWORTH, NORTHWICH,
CHESHIRE, CW9 6LT



FLOOR PLANS

Not to Scale. For Illustration purposes only.

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THE OLD SHOP FARM
BUDWORTH ROAD
ASTON-BY-BUDWORTH



Beautifully finished to a high specification this charming country house boasts seven acres of gardens and paddocks in addition to three fully converted outbuildings offering fabulous accommodation.

Offering a wealth of period features with part of the house dating back to 1731, this family home has been meticulously renovated over recent years by its current owners to provide superb modern-day living.

The spacious accommodation comprises entrance hall leading to various reception rooms. There is a superb contemporary breakfast kitchen with a pantry and bifolds leading to the patio with stunning views beyond. Open plan through to a highly impressive 8 metre living room and dining room with exposed A truss beams and further bifolds to the gardens.

There is a good size fully fitted bespoke study and further sitting room with an open fireplace and a secret passage through the book case to the bar which is a fantastic entertaining room also with access to the patio area.

BEDROOM THREE 14'9" x 13'10" (4.50 x 4.22)
SHOWER ROOM
OFFICE (VIA BEDROOM THREE) 8'5" x 7'3" (2.56 x 2.21)

FIRST FLOOR & LANDING
MASTER BEDROOM 13'6" x 13'2" (4.11 x 4.02)
MASTER EN-SUITE
BEDROOM TWO 13'4" x 11'11" (4.06 x 3.62)
EN-SUITE TWO
BEDROOM FOUR 15'0" x 10'8" (4.58 x 3.24)
BATHROOM

SECOND FLOOR & LANDING
BEDROOM FIVE 14'4" x 11'5" (4.36 x 3.49)
EN-SUITE

EXTERNALLY
GYM 28'6" x 16'1" (8.68 x 4.89)
GARDEN ROOM 22'7" x 12'9" (6.88 x 3.88)



Completing the ground floor is a good size bedroom with ensuite shower room and French doors leading to the gardens, ideal for an 'au-pair' or relatives requiring ground floor sleeping quarters. There is also a staircase from this bedroom leading to a further office.

At first floor level there are three good size bedrooms with three contemporary bathrooms, the master bedroom is highly impressive with a vaulted ceiling and exposed beams.

The second floor offers a further good sized bedroom, sky lighting fills the room with natural light. There is also fitted drawers in the eaves, providing more than ample storage. Another large bathroom is positioned on the second floor, servicing the bedroom.

Approached via electric gates, the grand sweeping driveway offers a stunning approach to the house providing ample parking. The grounds are extremely private to include a wide range of mature plants, shrubs, trees and hedgerows. The lawned gardens are extremely well maintained with a grand patio ideal for entertaining and leading from various reception rooms. The grounds extend to around seven acres, with two paddocks and a stable block with two tack rooms. The focal point is a beautiful pond with a jetty and fabulous outdoor entertainment area to include a barbeque, and a feature wishing well. Externally the surroundings are truly outstanding.

The property enjoys the benefit of various outbuildings, including a gymnasium, as well as two fantastic garden/entertainment rooms with an open fire, bar and pizza oven. Perfect for those who wish to entertain.

DIRECTIONS

POST CODE - CW9 6LT

GROUND FLOOR

ENTRANCE HALL

KITCHEN 20'1" x 13'11" (6.13 x 4.24)

UTILITY ROOM

LIVING/DINING ROOM 26'3" x 17'0" (8 x 5.17)

SITTING ROOM 19'6" x 11'5" (5.95 x 3.47)

STUDY 13'4" x 11'7" (4.06 x 3.54)

BAR 20'6" x 13'2" (6.25 x 4.01)

STABLES 49'5" x 19'0" (15.07 x 5.80)
TACK ROOM 12'9" x 12'3" (3.88 x 3.74)
TACK ROOM 12'9" x 11'6" (3.88 x 3.50)
SUMMER HOUSE 22'8" x 14'1" (6.90 x 4.29)

SERVICES:

All mains services are connected, a telephone is at present installed and there is a more than adequate supply of power points.

TENURE:

Freehold

ASSESSMENT:

Cheshire East Council. Council Tax Band 'G'

VACANT POSSESSION UPON COMPLETION

VIEWING:

By appointment through the Agent.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	48 E	
21-38	F		
1-20	G		

