



*Mount Pleasant*  
ANTROBUS



With 360 degree far reaching views from every window, you can 'discover a peace so rarely found today' at the lovingly restored and cleverly extended home, in the peaceful Cheshire village of Antrobus.

Enjoying incredible panoramic views, located in a superb position and set in a large plot with magnificent views over the Cheshire countryside, a delightful four bedroom, three bathroom detached house with nearly 4 acres, stables and a home gym.

This much treasured property has everything to admire. The location is remarkable, being surrounded by fields on all four sides and having to the front particularly the most wonderful views which stretch as far as the eye can see towards the Standstone Trail, Delamere and Frodsham some 12 miles away.

## *Peace and Privacy*

With its convenient, central Cheshire location, Mount Pleasant offers peace and tranquility, privately tucked away from the hustle and bustle but with close links to village life, shopping and the motorway network. With just a handful of neighbours, this home is perfectly located.

Pull through the gated entrance and along the gravel driveway, which sweeps around to the rear of the home, providing plenty of parking for over 10 vehicles. Wrapped up in greenery, Mount Pleasant sits within a substantial plot, with three acres of land including five paddocks, a large stable block including a feed room, tack room and mini kitchen, and an additional acre of garden and a garden office/gym.



# Reimagined Living



Transformed in 2012 from its humble three bedroom cottage origins, Mount Pleasant now extends over two storeys with a potential five bedrooms and offers incredible views from every room. Make your way via the handsome oak portico into the conservatory entrance, where far-reaching views out towards Delamere and the Sandstone Trail 12 miles away greet you instantly.

# Far Reaching Views

Spacious, sociable and light, English limestone extends underfoot, whilst the soft putty grey of the walls introduces the chic palette of Farrow & Ball that features throughout this sophisticated home.

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*It's a sociable home, we've had lots of parties and when you're entertaining there's space everywhere. There are lots of doors to the outside so you can flow out through one door and in through another.*

From the conservatory entrance there is a downstairs WC with wash basin and high-level toilet, and a large utility room brimming with storage, as well as plumbing for a washer and dryer and a double Belfast sink, enhanced by views out over the countryside.

Tucked off the utility room is a handy boot room with an external door and fitted dog beds, shelving and coat racks.





## *Feast Your Eyes*

Returning to the conservatory entrance, make your way through into the heart of the home, the super-sized kitchen-diner-family room. English limestone flooring flows through, reflecting the light that streams in through the bi-folding doors opening to the patio to provide a sociable flow in and out during the summer months. Dine at the large table or take one of four seats at the breakfast bar-central island. Storage is simply in abundance, both within the large central island and in the surrounding cabinetry.

Open, flowing and filled with light, views extend from front to rear. Cook up a feast for family and friends; appliances include an electric 2 door Aga integrated dishwasher, Bosch oven with halogen hob, with ample space for a freestanding fridge-freezer (there is an integrated freezer within the central island).

## *Go With the Flow*



With far-reaching views over the fields to the woodland in the distance, take a tour of the snug, tucked just off from the kitchen. Issuing warmth and welcome, the log-burning stove is inset within a handsome Cheshire brick surround, beneath a robust wooden mantel. To the side, a media unit has been installed within an alcove, affording storage for television, books and other items. This room can make an excellent snug or an ideal playroom, as it connects seamlessly with both kitchen and sitting room, accessed through double doors to the side.







## Room With a View

Sisal carpet continues through from the snug into the main sitting room, adding a cosiness that is only amplified from the warmth that emanates from the log-burning stove, inset within the Cheshire brick surround. To one wall a large media unit with fitted shelves, drawers and cupboards have been installed.

Cleverly designed to embrace the evening sunsets, the sitting room takes on an inimitable glow at the end of the day, basking in the last of the sun's rays.

A capacious room, with two sets of French doors retaining a constant connection to the sizeable patio, running the length of the home, views extend as far as the eye can see over the paddocks and fields.

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*The views are incredible. The home comes alive at night, one switch controls all the lamps in the sitting room.*



From the sitting room, a latched door opens to the private study. Light and bright, with stunning rural views, there is ample space for a desk and additional furniture. Furnished with numerous power sockets, this room was designed with future proofing in mind for Mount Pleasant, and could serve as a fifth bedroom for a dependent relative or even as a gaming room for older children.

From the sitting room, take the sisal-carpeted stairs up to the first-floor landing. Cupboards and loft storage space of approximately 12ft x 8ft extend either side of the stairs.



## *Sweet Dreams*

Immediately on the left, arrive at a large, light filled double bedroom, whose large window captures views out over the fields to the west. An exposed beam in the ceiling offers a hint to the farming heritage of this home. Guests can freshen up in the ensuite, which is warmed by underfloor heating beneath the wood-effect tiling and features a shower with rain shower and separate handheld showerhead, chrome heated towel radiator, WC and vanity unit wash basin.



Across from this bedroom, discover a second large double bedroom with a wall of fitted wardrobes, shelving and drawers. Far reaching views over the fields present themselves through the large window.



## *Relax and Unwind*

Making your way along the inner landing, discover the main bathroom on the left. A substantially sized room, beyond the latched door warmth emanates from beneath the tiled floor, whilst a large, double ended bath, fitted with an overhead shower, invites you to soak away your cares. There is also a chrome heated towel radiator, WC and vanity unit wash basin. From the window, the magnolia tree puts on a show of colour in springtime.

Next, arrive at another good size bedroom, decorated in shades from Farrow and Ball.

Coming out of this bedroom, turn left to arrive at the sublimely sized master suite, where incredible views out over the fields greet you instantly from the large windows.





Carpeted in cream underfoot and with light tones to the walls, this master bedroom is a serene and spacious sanctuary. Fitted wardrobes and shelves afford an abundance of storage.

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*Every day when you open the curtains in the bedroom the views are incredible. You can tell what the weather will be like 15 minutes before it arrives.*

Refresh and revive in the ensuite, with a large, walk-in shower, twin vanity unit wash basins, WC and an enormous double ended bathtub with retractable showerhead attachment, nestled beneath a window with views out over the paddocks.

## *Outdoor Oasis*

Outside, the large garden at Mount Pleasant is perfect for children and pets. The fantastic south facing patio stretches along the rear of the home, with a metal structure to the side festooned with roses and capable of creating a canopy cover to provide shelter and shade and serving almost as an additional room. The patio is bordered by a 30m long rose and lavender flower bed with a Cheshire brick retaining wall. Beyond the manicured lawn is a handy play area for children.

Work from home in comfort from the large garden office, which could also serve as a gym, offering full broadband connectivity and fully insulated and double glazed. There is also a beautifully crafted shepherd's hut, available by separate negotiation, with double bed, single bed and log burning stove.

There is a large vegetable plot with 4 raised beds, and several apple, plum and damson trees in a substantial orchard. There is a wood dog kennel and two large sheds with electricity and water supply.





“  
The outdoor space  
is great.”





Equine enthusiasts will be delighted by the impressive stable block, built by Withington Hill, and comprising three stables, a feed room and a large tack room with mini kitchen containing sink and cupboards. A fantastic structure, the stables offer great versatility, also handy as garaging and with the potential for further development.

Five good-size paddocks also feature, whilst in 2012, to the furthest end of the fields the owners planted a small oak and mixed woodland by the stream. With a firepit and a woodland nature trail, and a natural pond populated by ducks and fish, the grounds and gardens at Mount Pleasant are a nature lover's dream.







*Mount Pleasant*

## *Out and About*

Those wishing to keep horses and ponies can enjoy the freedom of the surrounding countryside with amazing hacking routes on the doorstep. Quiet country lanes offer loops varying from a mile and a half to around six miles.

A sociable village with friendly neighbours, there is a sense of community in Antrobus with an excellent community shop, regular supper clubs and a tradition for Boxing Day walks finishing off at the Antrobus Arms.

Enjoy the restorative pleasures of rurality whilst retaining a connection to the wider world, with the M56 just five minutes' drive from Mount Pleasant, whilst the M6 is only ten minutes' drive away. Commuting is convenient with Knutsford 8 miles, Northwich 5 miles, Manchester roughly 22 miles away, and Chester accessible in 20 minutes. For shopping and leisure, Cheshire Oaks and the Trafford Centre are around a 25-minute drive away.

In the local village of Barnton, there is a dentist, doctors, Spar shop, Co-op and Premier store among other facilities. Antrobus itself has a friendly village pub, The Antrobus Arms, whilst a mile away lies the Spinner & Bergamot. South of here, roam the footpaths of Marbury Country Park. Great Budworth boasts the traditional George and Dragon pub and is also home to the historic St Mary and All Saints' Church.

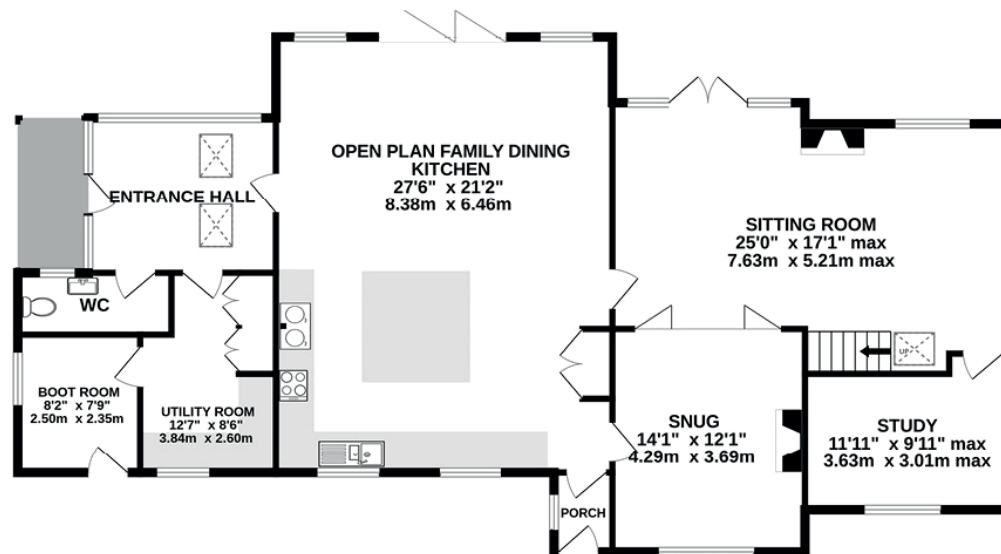
Local schooling includes a fantastic nursery just at the top of the road, with a village primary school and secondary schools in nearby Weaverham, Lymm and Leftwich. There is also a wide range of schooling including Cransley School 3 miles away and in nearby Hartford is the renowned independent Grange School. Sir John Deane's sixth form college is 15 minutes away.

With its 360-degree views, spacious, easy-flow living, acres of outdoor space, character and charm, live 'The Good Life' at Mount Pleasant, a rural yet not remote refuge from the hustle and bustle of 21st century life.

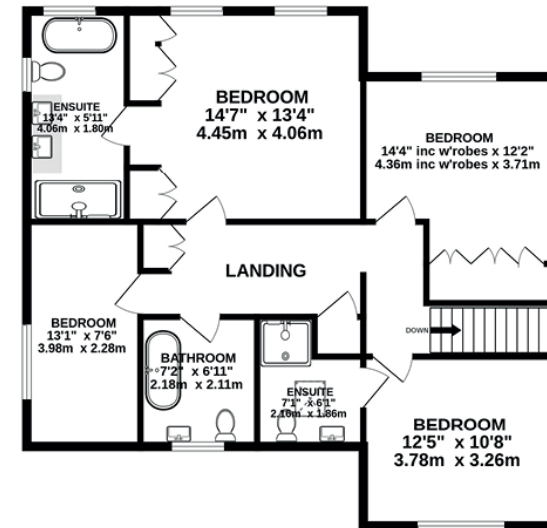
\*\* Whilst every effort has been taken to ensure the accuracy of the fixtures and fittings mentioned throughout, items included in sale are to be discussed at the time of offering. \*\*



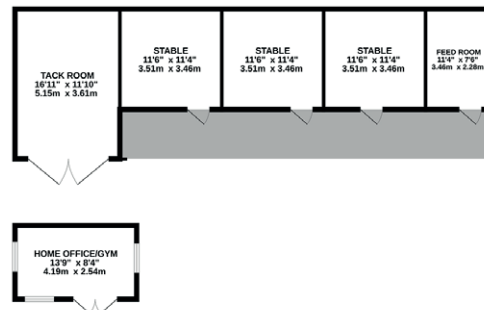
**GROUND FLOOR**  
1566 sq.ft. (145.5 sq.m.) approx.



**1ST FLOOR**  
926 sq.ft. (86.0 sq.m.) approx.



**OUTBUILDINGS**  
792 sq.ft. (73.6 sq.m.) approx.

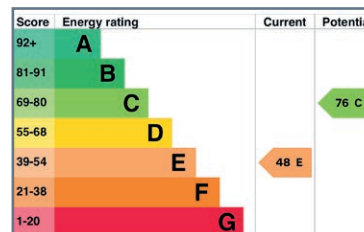


**TOTAL FLOOR AREA: 2492 sq.ft. (231.5 sq.m.) approx.**

Whilst every effort has been taken to ensure the accuracy of this floorplan; the room sizes, placement of doors or windows and any countertops or other items are approximate and therefore we take no responsibility for error or omission. This floorplan is for illustrative purposes and should be used as such for any potential purchaser.

# Specifications

- Private plot
- 360 degree far reaching views of the Cheshire countryside
- Approx 2492 square feet of internal living space
- Almost 4 acres of land
- Extensive, mature gardens with vegetable plot and home gym
- Perfect for Equine enthusiasts, with paddocks, three stables, a feed room and a large tack room
- Open-plan living-dining-kitchen
- Excellent transport/commuter links



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