



The Mount

Masons Row, Calveley, Cheshire, CW6 9JR

The Mount

Masons Row, Calveley, Cheshire, CW6 9JR

Guide Price - £1 million

The Mount is an exceptional detached family residence situated on nearly 3 acres of land in the highly sought after area of Calveley, Cheshire. This property boasts a beautifully maintained interior, featuring well appointed fixtures and fittings throughout, including a modern kitchen, a family bathroom, and a separate shower room. Set back from the road, the property is approached via a gravelled driveway lined with lush lawns and a striking feature pond, leading to a spacious parking area, a double and single garage, and three stables. The meticulously landscaped gardens include expansive lawns and a private patio area and paddocks beyond.

The ground floor accommodation comprises an inviting entrance hall, a comfortable lounge, a formal dining room, a cozy sitting room, and a generously sized breakfast kitchen. Additional conveniences include a laundry room, a ground floor WC, and storage for coal and logs. Two staircases lead to the first floor landing, extending to five bedrooms, WC, a family bathroom, and a three piece shower room, offering flexibility and ample living space. This home is ideally suited for those needing space to work from home or accommodate a dependent relative.

LOCATION

Calveley is a charming and picturesque village nestled in the heart of Cheshire, offering a quintessential English countryside experience. Known for its tranquil rural setting, Calveley is surrounded by rolling fields, open countryside, and scenic walking routes, making it an ideal location for those seeking a peaceful lifestyle while remaining well connected. Despite its serene atmosphere, Calveley benefits from easy access to nearby market towns and villages such as Nantwich and Tarporley, where a variety of boutique shops, cafes, and local amenities can be found.





Calveley offers a strong sense of community, with a local primary school, village hall, and traditional country pubs, all contributing to its welcoming and friendly atmosphere. It is an ideal location for families, professionals, and retirees alike, offering the perfect blend of rural charm and modern convenience in one of Cheshire's most desirable areas. The village is also well positioned for excellent transport links, with convenient access to the M56, M53 & M6 motorway networks linking all major commercial centres of the North West plus a direct train service to London Euston from both Chester and Crewe.

ACCOMMODATION

Approached via the driveway to a part glazed door leading through to the entrance hall.

ENTRANCE HALL

A large entrance hall having a staircase which rises to the first floor landing with a useful storage cupboard beneath, with two radiators. **PANTRY** with shelving, quarry tile flooring, window to rear.



LOUNGE

A good size formal lounge with double glazed sash windows to front and side plus an impressive marble fireplace with an inset open fire, radiator.

DINING ROOM

Double glazed sash window to front, window to side, cast iron fireplace, decorative surround and mantel, raised hearth and radiator.

BREAKFAST KITCHEN

Fitted with a range of wall, base and drawer units, granite worksurfaces, inset stainless steel sink unit with a mixer tap over, Rangemaster oven and an extractor above, Neff dishwasher, integrated fridge, radiator, double glazed windows to both side and rear and door access to outside.

INNER HALL

Window to side, two radiators, tiled flooring, staircase to the first floor landing with a useful storage cupboard beneath. **WC** comprising a WC, wash hand basin, tile flooring, central heating boiler, window to side. **UTILITY** white Belfast style sink, roll edge work surface, plumbing point for a washing machine, space for additional white goods, door to **REAR PORCH/COAL STORE AREA** with door access to outside and a **LARGE LOG STORE**.

SITTING ROOM

Double glazed window to side, cast iron fireplace with timber surround and mantel.



FIRST FLOOR LANDING

Double glazed sash window to front, window to side, large cupboard and separate airing cupboard, radiator. **WC** having a WC, wash hand basin, radiator, high level window.

BEDROOM 1

Double glazed sash windows to front and side, cast iron fireplace with marble surround and mantel, radiator.

BEDROOM 2

Double glazed sash window to front, built in wardrobes to either side of the chimney breast with an inset cast iron fireplace, radiator.

BEDROOM 3

Double glazed window to side, radiator,

BEDROOM 4

Double glazed window to rear, radiator.

FAMILY BATHROOM

Shower cubicle with a mains shower, tiled panel bath, WC and wash hand basin, tiled walls and flooring, airing cupboard housing the hot water cylinder, heated towel rail, double glazed window.

SHOWER ROOM

Shower cubicle with a mains shower, WC and wash hand basin, tiled walls and flooring, heated towel rail, window to rear.





OUTSIDE

Accessed via a private road owned by The Mount, the property welcomes you with a gravel driveway bordered by pristine lawns, leading to a circular drive with a central flowerbed. The driveway continues alongside a large feature pond with mature reed beds and a pathway that encircles the pond itself. Additional parking is available at the rear, along with a turning area that provides access to the double garage.

GARDEN

Well maintained lawned gardens and a secluded patio garden to the rear of the house.

OUTBUILDINGS

Double garage with electric up and over door. Single garage/store. Stable block with two stables. Additional stable.

LAND

Paddocks to the rear and side of the property.

SERVICES

Mains water, electric, private drainage.

COUNCIL TAX

G

EPC

F

DIRECTIONS

Sat Nav CW6 9JR

What3words [///anyway.subway.zoned](#)



APPROXIMATE DISTANCES

Chester Train Station 14.1 miles
Crewe Train Station 12.6 miles
Manchester Airport 31.4 miles
Liverpool Airport 29.4 miles

VIEWINGS

Please contact Rostons Village & Country Homes on 01829 773000. All viewings must be made in advance.

PUBLIC RIGHTS OF WAY, WAYLEAVES & EASEMENTS

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

SALE PLAN & PARTICULARS

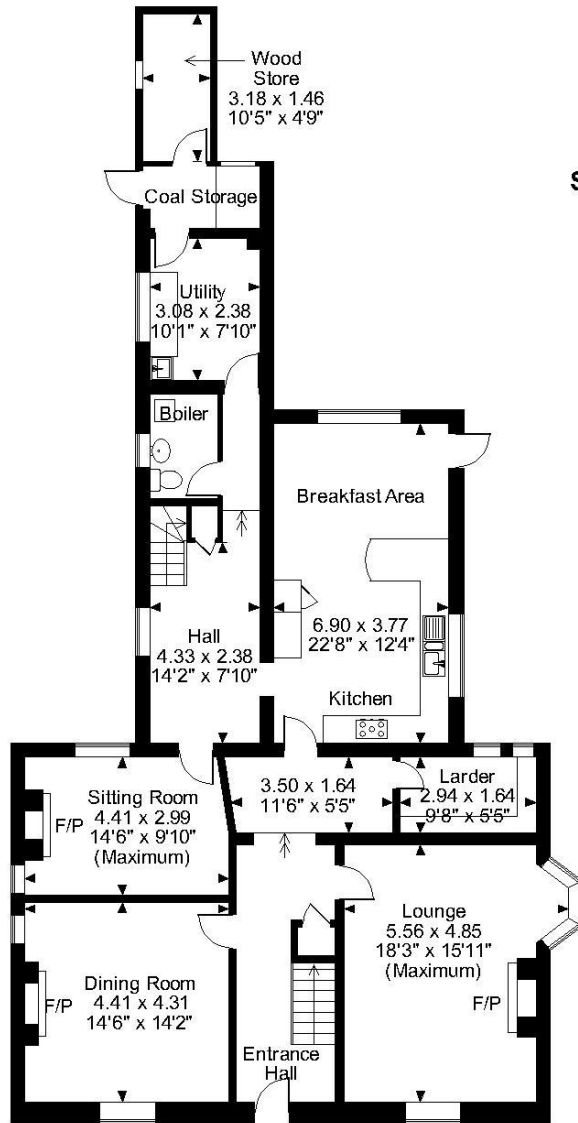
The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

DISCLAIMER

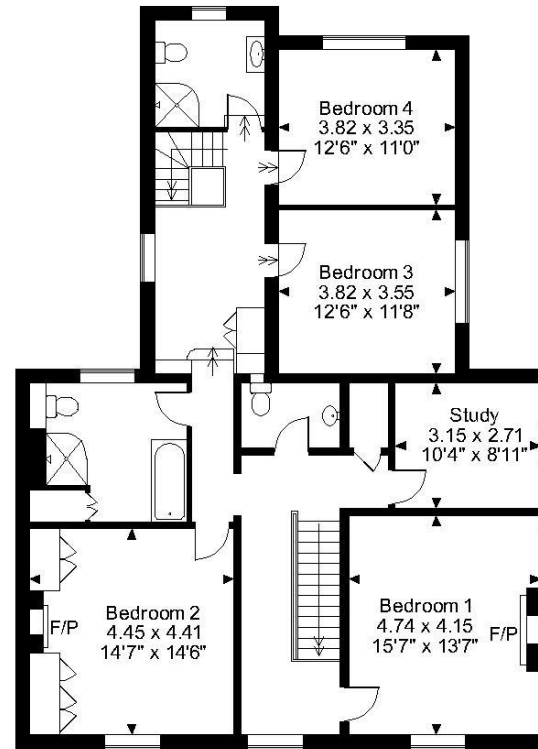
Rostons Ltd for themselves and the vendors of the property, give notice that these particulars, do not constitute any part of an offer or contract, that all statements contained in these particulars as to the property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty what so ever in relation to this property. An intending purchaser must satisfy

themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars. The Agent has not tested any apparatus, equipment, fixture, fittings or services and cannot verify that they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor.



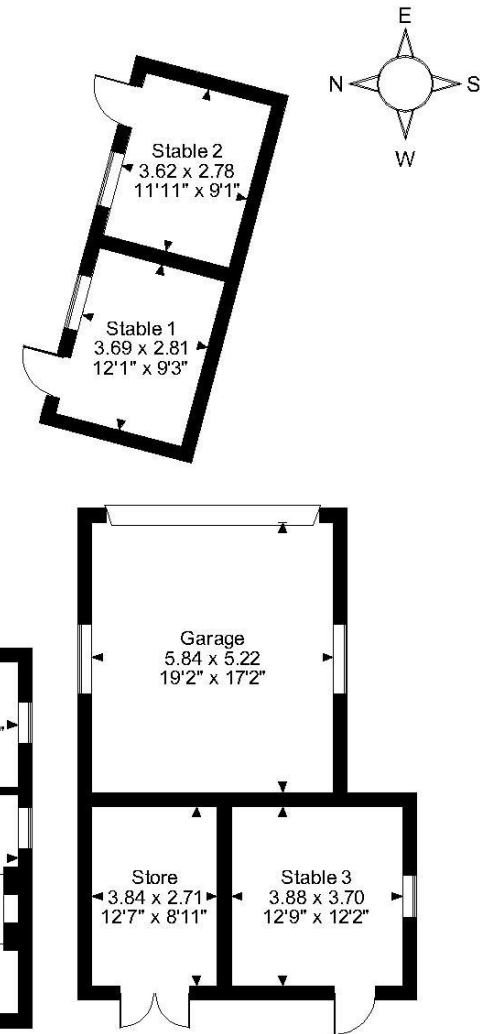


Ground Floor



First Floor

The Mount, Calveley, Tarporley
Approximate Gross Internal Area
Main House = 2995 Sq Ft/278 Sq M
Garage = 328 Sq Ft/30 Sq M
Stables & Store = 510 Sq Ft/47 Sq M
Total = 3833 Sq Ft/355 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.