



Elms Farm, Newcastle Road, Balterley, Crewe
Staffordshire **CW2 5QB**



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A 4-bedroom detached Victorian country home, refurbished to exacting standards set in over half an acre of gardens.



Guide price: £1,150,000

Tenure: Available freehold

Local authority: Newcastle-under-Lyme Council

Council tax band: E

The Property

Elms Farm epitomises the ideal blend between period and contemporary, with the house undergoing an extensive scheme of refurbishment during the current owner's tenure. Whilst retaining its Victorian charm, the property now includes a range of modern installations including full home automation which controls heating, lighting, security, entertainment and curtains / blinds. The house now offers extensive, flexible and open plan accommodation in an excellent rural position, yet just moments from the ever-popular village of Betley which includes the regionally renowned Hand & Trumpet and The Broughton.

Entered via an oak framed porch, the entrance hall provides for a grand welcome as well as offering access to all living accommodation. The contemporary, dual aspect sitting room is an excellent size and includes a clad media wall which incorporates a modern fireplace. The dining room leads off the opposite side of the entrance hall to provide a substantial entertaining space. With a feature Cheshire brick wall and front facing garden views, the dining room offers plenty of space for seating.

Occupying the rear wing, the kitchen, dining, living area provides the ideal open plan space and is complete with underfloor heating, as well as including a bank of bi folding doors to the rear terrace and outdoor kitchen. The kitchen area is fitted with a range of floor, wall and island cabinetry all set beneath a Unistone worksurface. There are a range of integrated Siemens appliances including a pair of ovens, warming drawer, microwave, hob with extractor, dishwasher, fridge and freezer as well as a Quooker tap. The dining area provides plenty of space for informal entertaining, with the living area including a media wall. The bi folding doors adjacent to the dining and living areas open the full length of the wall to lead on to the west facing terrace. A handy utility with guest WC and study are found to the rear of the kitchen.

The living accommodation is completed by a cloakroom with plant room off, as well as an excellent home gym at lower ground level and could be used flexibly as required.









Upstairs

The spindled staircase, complete with stair level lighting rises to the first-floor landing. The principal bedroom suite occupies the entire rear wing to create a hotel-like suite.

The vast bedroom area enjoys outstanding rural views via the bi folding doors which open on to a full-length balcony. A dressing area incorporates a range of open fronted wardrobes, drawers and dressing table whilst a door opens to the en suite. The principal en suite is beautifully appointed and includes a double shower and feature bath with picture window providing rural views.

There are a further three double bedrooms on the first floor, all with en suite shower rooms and two with walk in wardrobes.







Gardens & Grounds

Entered via a five-bar gate, the driveway offers parking for numerous vehicles before leading on to the garaging. There is an extensive lawn which extends to the front of the house and wraps around one side. The lawned area leads to the west facing terrace which is complete with oak framed outdoor kitchen area, which incorporates a sink and BBQ. This area makes the ideal entertainment space. On the other side of the house is a sheltered rear courtyard, with direct access back into the kitchen area. The courtyard is a sheltered, south facing area which offers an intimate and secluded entertaining space. All in all, the plot totals just over 0.5 acres.





Outbuildings

Elms Farm is complimented by generous grounds which includes two outbuildings. The oak framed double garage includes two separate remote controlled electric roller doors as well as a staircase leading to a first-floor cinema room. This space could be used as a playroom or home office, subject to an incoming buyers needs.

To the rear of the house and garaging is a very useful barn. The barn has been refurbished into a useable space, currently set out as a studio. There is light, power and electric heating meaning the barn could have a variety of uses including a separate home office.



Location

Elms Farm is set in a tranquil location on the South Cheshire / North Staffordshire border. Located just north of the village, Betley, there are an abundance of village amenities within a short distance, including Betley Village Shop, The Hand & Trumpet, doctors' surgery, and Paragon's The Broughton. There is an active social calendar in the village thanks to the 175-year-old Betley Cricket Club and Betley village hall which includes regular groups such as amateur theatrics, dog training and Beavers. The larger centre of Nantwich is just over 9 miles away and offers a broader range of local and national retailers, as well as eateries and entertainment establishments.

The village is well placed for the commuter with the M6 junction 16 just 4.9 miles away providing access to the regional and national road network. Manchester is 40 miles to the north and Birmingham City centre is 55 miles to the south. Main line rail services run from Crewe Station to London Euston in just under one hour and forty minutes.

There is an excellent range of schooling within the area including Betley C of E school and Madeley School, whilst in the independent sector, Newcastle-under Lyme School, Edenhurst and St Dominics are all within commutable distance.

Services

Mains electricity and water supply. Oil fired central heating and private drainage system.



Elm Farm, Balterley
Approximate Gross Internal Area
Main House = 267 sq.m/2874 sq.ft
Garage = 60 sq.m/646 sq.ft
Outbuilding = 13 sq.m/140 sq.ft
Total =340 sq.m/3660 sq.ft

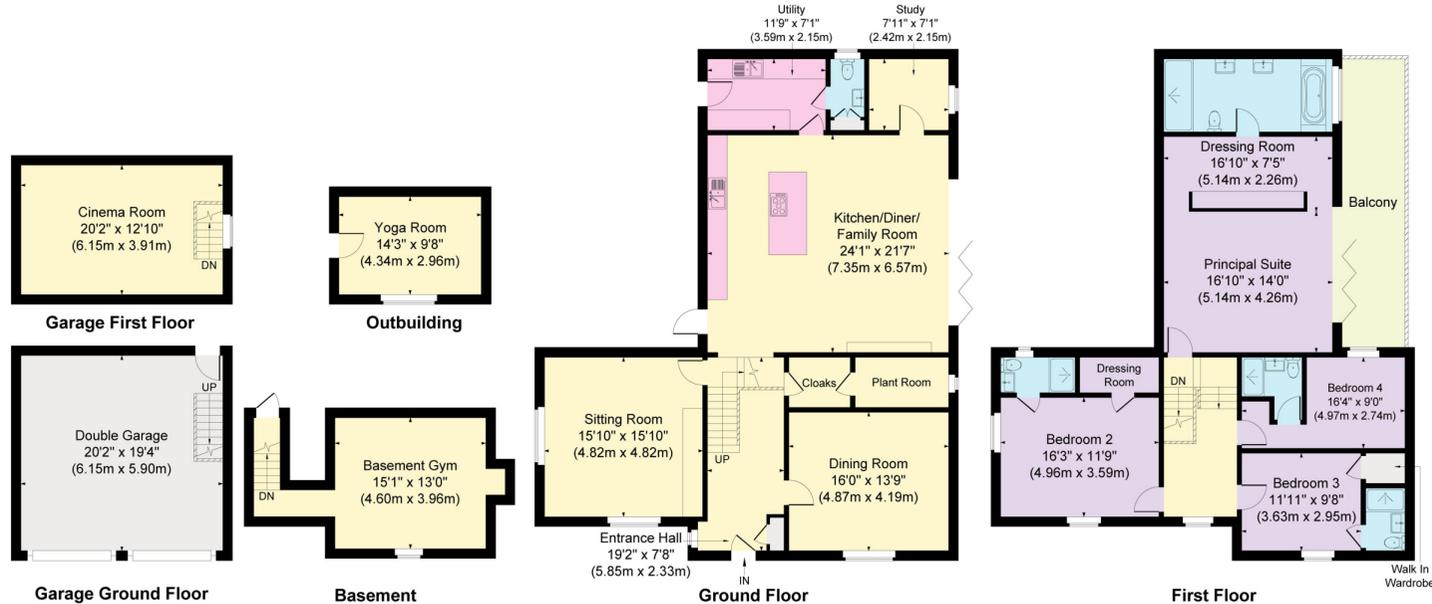
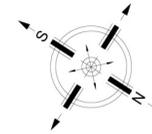


Illustration for identification purposes only, measurements are approximate, not to scale.

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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