



Total area: approx. 194.2 sq. metres (2090.7 sq. feet)

MISREPRESENTATION ACT 1967.

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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.



The opportunity to purchase a spacious and greatly enhanced 19th Century four bedroom property with a host of original features set in beautiful grounds.

Viewing is essential to really appreciate the size of this stunning family home.



Blakemere Hall Farmhouse is an impressive four bedroom property, sitting in a beautiful, secluded position, surrounded by woodland. It is significantly set back from the road via a long sweeping private driveway. The farmhouse dates back to the 19th Century with many features retained or restored and offering over 2000sqft of superb, flexible accommodation.

The property has been extended and subsequently modernised throughout in recent years. The accommodation which is presented throughout to a very high standard briefly comprises; reception hallway, impressive open-plan kitchen fitted with a bespoke range of modern grey 'Shaker' style units with quartz worktops and built-in appliances, family room with vaulted ceiling and sliding patio doors onto the rear garden, living room with feature fireplace, dining room with doors onto the garden, study, rear hallway, WC/utility room, snug, landing, principal bedroom with en-suite shower room and separate dressing room, second bedroom with dressing area and two further bedrooms and a well appointed family bathroom with four piece suite. The property benefits from double glazing throughout and has gas fired central heating.

Blakemere Hall Farmhouse is approached via a block paved driveway providing off road parking for a number of vehicles. The garden to the front laid to lawn with fully stocked mature borders and trees. Pedestrian access to the right hand side of the property leads you through to the rear garden. The rear garden is a particular feature being of a very generous size, laid predominantly to lawn with fully stocked mature borders and trees. Paved south facing and suntrap patio area extending across the rear of the property and further paved patio to the side. The property also has the added delight of a summer house and garden gate offering private access to beautiful woodland walks at the bottom of the garden.

## LOCATION

Sandiway and Cuddington are only ten minutes drive from the thriving Georgian High Street of Tarporley. Within walking distance of the house is an excellent range of day to day amenities including the Blue Cap and White Barn public houses, row of shops including newsagents, dry cleaners, bakery, butchers, pharmacy and off licence in addition to De Fine Food Wine. It should be noted that De Fine which is a close neighbour of the site has been comprehensively refurbished and extended in recent times so as to provide not only an excellent wine shop and delicatessen but also a fantastic coffee shop/restaurant which has built up a very strong following already in the area. There are also two primary schools, two Churches, Church hall, village community centre, tennis courts, playing fields / park and a further row of shops. It should also be noted that within the village there is also a library, Doctors surgery and Dentist. Cuddington Railway Station runs on the Chester to Manchester line and can be found within five – ten minutes walk.

The area as a whole provides an excellent base for the business traveller with many commercial centres including Manchester, Chester, Liverpool, Warrington and Birmingham all being within commuting distance and Hartford Station is eight minutes drive away – this is on the Liverpool London line and only fifteen minutes from Crewe. In addition access points to the M6/M56, M53, A49 and A55 are all easily accessible. The house is also within 30-40 minutes drive of

Liverpool and Manchester International Airports and the fast developing MediaCity UK at Salford.

This property is exceptionally well located for a choice of excellent local schools, including highly sought after Grange Independent school, Cransley Independent school, St Nicholas RC High School and Sir John Dean's Sixth Form College. Kings, Queens and Abbeygate are all located in Chester City Centre (16 miles distant)

In nearby Northwich, the popular Waitrose Store and Marina on the river embankment opposite Freshwater View started the exciting rejuvenation programme in the town centre. An £80m development in Northwich Town Centre, Barons Quay, is currently underway and developing into a thriving leisure and retail quarter, including (an already built) multi screen Odeon cinema and a large new Asda superstore. In 2015, a state of the art facility opened in the heart of Northwich, with two swimming pools, huge range of gym equipment and classes caters for both fitness enthusiasts.

## ENTRANCE HALL

12'5" x 7'4" (3.78m" x 2.24m")

Wooden door with silver door furniture. UPVC double glazed window. Coved ceiling. Ceiling light point. Radiator. Wall mounted alarm pad. Limestone floor. Door opening through to the kitchen breakfast room, living room and staircase rising to the first floor

## LIVING ROOM

14'5" x 12'4" (4.39m" x 3.76m")

A UPVC double glazed rounded bay window to the front with bespoke handmade wooden shutters. Coved ceiling. Ceiling light point. Wood strip flooring. Aerial point and provision for wall mounted television. Fireplace with slate hearth and wooden surround. Radiator.

## DINING ROOM

19'11" x 10'10" (6.07m" x 3.30m")

A dual aspect room with bay window to the front with bespoke handmade wooden shutters and sliding patio doors onto a raised patio. Feature beams. Two radiators. Two ceiling light points. Feature brick fireplace with feature wooden beam surround. Limestone floor. Connecting open plan to the kitchen.

## KITCHEN

25'10" x 9'11" max (7.87m" x 3.02m" max)

A selection of modern Shaker style grey units incorporating drawers and cupboards with stainless steel handles. Quartz worktops and matching up stands. Belfast sink unit with chrome mixer tap. Four ring AEG induction hob. Triple AEG oven. Space for American style fridge freezer. Feature beams. Recessed ceiling spotlights. Two radiators. Solid oak flooring. UPVC double glazed window overlooking the garden. Steps down to a family room with large vaulted ceiling to part of the kitchen.

## FAMILY ROOM

15'5" x 14'10" max (4.70m" x 4.52m" max)

Vaulted Ceiling. Velux window. Sliding doors to paved patio. Window overlooking the garden. Radiator. Wood burning stove with granite hearth. Solid oak flooring, Feature beams. Recess ceiling spotlights and door through to study.

## STUDY

10'7" x 6'9" (3.23m" x 2.06m")

UPVC double glazed window overlooking the rear garden and to the side. Recess ceiling light points. Limestone floor. Radiator. Telephone point. Useful storage cupboard incorporating ceiling light point and a wall mounted Worcester boiler.

## REAR HALL

Recess ceiling spotlight. Floor tiles through to the WC, utility room, snug and door to the rear garden.

## UTILITY ROOM

7'2" x 5'9" (2.18m" x 1.75m")

Two UPVC double glazed windows with obscured glass. Space for washing machine and dryer with laminated work surfaces above. Low level WC with dual flush. Wash hand basin with useful storage cupboards beneath and chrome mixer tap. Radiator. Ceiling light point and floor tiling.

## SNUG

12'3" x 11" (3.73m" x 3.35m')

UPVC curved bay window to the front. Ceiling light point. Radiator. Sliding doors to the side patio with strip flooring.

## FIRST FLOOR

## LANDING

UPVC double glazed window overlooking the front. Radiator. Two ceiling light points. Loft hatch. Door through to bedroom one, bedroom two, bedroom three, bedroom four and family bathroom.

## BEDROOM ONE

13'3" x 13" (4.04m" x 3.96m')

UPVC double glazed window overlooking the front with bespoke handmade wooden shutters. Ceiling light point. Coved ceiling. Radiator. Door through to the dressing room and en-suite shower room.

## EN-SUITE

6'6" x 5'11" (1.98m" x 1.80m")

A well appointed three-piece suite in white with chrome style fittings comprising; shower with canopy showerhead and separate shower attachment. Pedestal wash hand basin. Low level WC with dual flush. Partially tiled walls. Chrome ladder style heated towel rail. Window with obscured glass. Floor tiling. Recess ceiling light point.

## DRESSING ROOM

6'9" x 6'2" (2.06m" x 1.88m")

UPVC double glazed window to the rear. Radiator. Recessed ceiling spotlights.

## BEDROOM TWO

12'1" x 9'11" (3.68m" x 3.02m")

Opening to a dressing room ( 8'1" x 7'4") incorporating a UPVC double glazed window overlooking the rear garden. Ceiling light point. Coved ceiling and opening through to the bedroom area with UPVC double glazed window. Radiator. Coved ceiling. Radiator

## BEDROOM THREE

12'1" x 9'5" (3.68m" x 2.87m")

UPVC double glazed window. Radiator. Coved ceiling. Ceiling light point.

## BEDROOM FOUR

10" x 7'8" (3.05m' x 2.34m")

UPVC double glazed window overlooking the front. Radiator. Ceiling light point.

## FAMILY BATHROOM

11'9" x 7" (3.58m" x 2.13m')

A well appointed four piece suite in white incorporating' freestanding claw foot bath with central chrome mixer tap and separate shower attachment. Low level WC with dual flush. Pedestal wash hand basin. Corner shower with sliding shower doors. Chrome ladder style heated towel rail. Floor tiling. Partially tiled walls. UPVC double glazed window with obscured glass. Recessed ceiling spotlights.

## EXTERIOR

The property is approached via a block paved driveway to the front with a garden that is laid primarily to lawn with fully stocked mature borders and trees with a low-level wall. Pedestrian access can be found to the right hand side of the property providing access through to the rear garden. The rear garden is a particular feature being of a generous size and offering an excellent degree of privacy. The garden is laid to lawn with fully stocked mature trees. A pedestrian gate at the bottom of the garden provides access through to Kennelwood. The garden has a large block paved patio extending across the back and a further large patio to the side.

## SERVICES

We understand that mains water, electricity, gas and drainage are connected.

## COUNCIL TAX BAND

Cheshire West and Chester Council - Band F.

## VIEWING

By appointment with the Agents' Tarporley office on 01829 731300.

## TENURE

We understand the tenure to be freehold.

## ANTI MONEY LAUNDERING (AML)

At the time of your offer being accepted, intending purchasers will be asked to produce identification documentation before we are able to issue Sales Memorandums confirming the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing and progressing with the sale.