



'NUT TREE FARM' | WYBUNBURY LANE | STAPELEY | CHESHIRE | CW5 7HH | OIRO £1,500,000





A stunning significantly enhanced, remodelled, extended & transformed family home nestled in glorious countryside and standing in approximately 1.084 acres of south facing landscaped gardens with magnificent gardens including a wonderful raised stone paved entertaining terrace with fabulous 'Breeze House' – perfect for parties, overlooking a pretty wildlife pond. Quality and style exude throughout this outstanding residence.

'Nut Tree Farm' is an exacting property for buyers yearning for a blend of character and modernity together with total privacy and plenty of external space.

The internal accommodation is sublime with versatility across both floors & briefly comprises; Open Porch, Hall with storage, Inner Hall with stairs rising to the first floor, Sitting Room, spacious open plan Living Dining Room with central wood burning stove, Gym/Playroom, Office, Kitchen Dining Family Room, Laundry, Cloaks WC. First Floor Landing, Master Bedroom Suite One with Ensuite Shower Room & Balcony affording excellent views over the gardens, Bedroom Two & Bedroom Three with 'Jack & Jill' Ensuite Shower Room, Bedroom Four, Magnificent & luxurious Family Bath & Shower Room.  
Electric gated entrance to sweeping driveway & timber garage/carport/ storage.

If you are looking for a home that combines quality craftsmanship with modern design, then this property is an absolute must-see.







#### DIRECTIONS

From our Nantwich office continue along Hospital Street. At the roundabout take the first exit onto Hospital Street/A534 and at the next roundabout take the second exit onto London Road/B5074 and continue onto Newcastle Road/A51.

At the roundabout, take the fourth exit onto the declassified A500 (signed Shavington) & proceed.

Turn right signed Wybunbury & turn left onto Wybunbury Lane. The magnificent country home will be observed on the right hand side well set back accessed through double brick pillars & electric gate.

#### LOCATION

The nearby village of Wybunbury is a renowned rural residential locality on the outskirts of Nantwich (approx 2 miles). The village boasts an excellent primary school, public house, a renowned leaning church tower, children's play area/park, and post office/village store, making it a delightful family friendly semi rural village with countryside surrounding. **SCHOOLS:** Wybunbury Delves C Of E Aided Primary School, Bridge St, Wybunbury, Nantwich CW5 7NE, telephone no. 01270 841302, [office@wybunburydelves.co.uk](mailto:office@wybunburydelves.co.uk)

Pre-School, direct dial mobile tel no. 07890 906250, email: [wybunburypreschool@hotmail.co.uk](mailto:wybunburypreschool@hotmail.co.uk)

Other local schools are within the immediate vicinity including Brine Leas Academy.

#### NANTWICH TOWN

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings. The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent trains from Crewe railway station link Cheshire to London-Euston in only 1hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.





OPEN PORCH

ENTRANCE HALL



MAIN INNER HALL







SITTING ROOM







MAGNIFICENT LIVING DINING ROOM

GYM / PLAYROOM







STUNNING KITCHEN DINING FAMILY ROOM





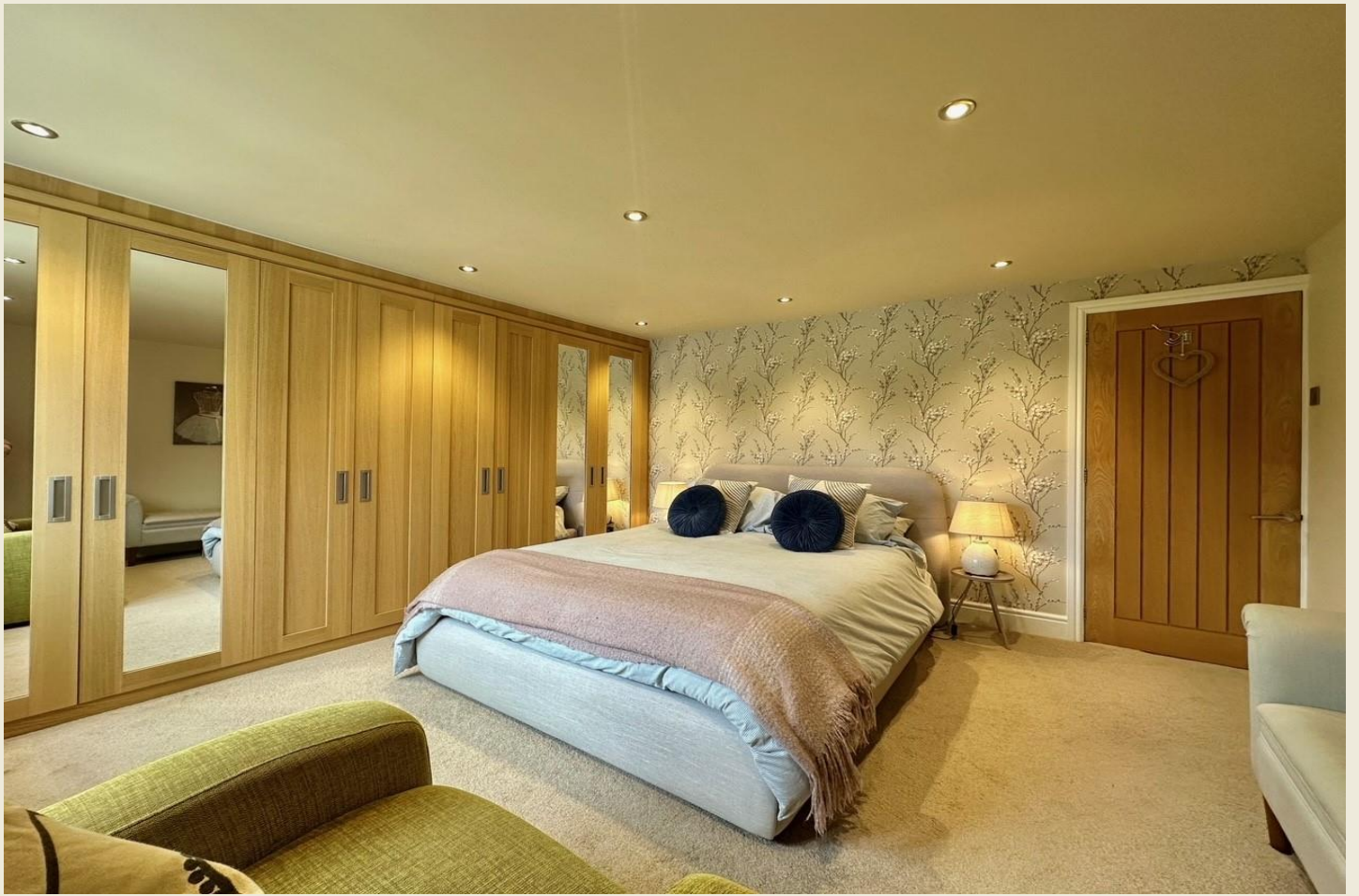


LAUNDRY ROOM

CLOAKS WC







FIRST FLOOR LANDING

BEDROOM TWO







LUXURIOUS 'JACK & JILL' ENSUITE TO BEDROOMS 2 & 3







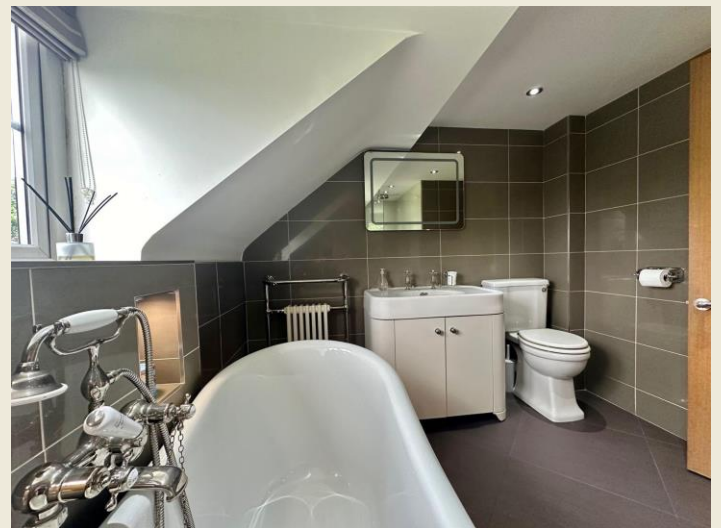
OUTSTANDING MASTER SUITE WITH ENSUITE & BALCONY







MAGNIFICENT FAMILY BATH & SHOWER ROOM







BEDROOM THREE

BEDROOM FOUR







#### EXTERIOR

(Approx 1.084 acres). With landscaped gardens, wildlife pond, paddock area & entertaining / seating areas including the paved terrace with 'Breeze House',

Electric gate & brick pillars opening to sweeping extensive driveway leading to the timber garage/carport/stores. Lawned gardens are stocked with numerous shrubs, plants & trees.

EPC RATING: D

COUNCIL TAX BAND: G

#### SERVICES

Mains water and electricity are connected. Heating is provided by an external oil fired boiler. Private drainage. NOTE: No tests have been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services.

#### TENURE

Presumed Freehold with vacant possession upon completion (Subject to Contract).

#### VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. 01270 625410. E-mail: nantwichsales1@wrightmarshall.co.uk. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

#### SALES PARTICULARS & PLANS

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

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#### ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.

#### MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

#### FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!  
\*\* Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further \*\* For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.













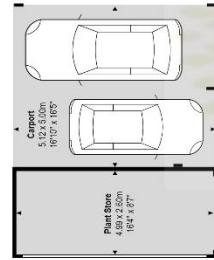




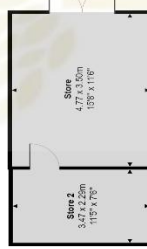




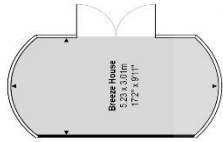




**Plant Store / Carport**  
Floor Area: 39.3 m<sup>2</sup> ... 423 ft<sup>2</sup>



**Store**  
Floor Area: 25.0 m<sup>2</sup> ... 269 ft<sup>2</sup>



**Breeze House**  
Floor Area: 14.5 m<sup>2</sup> ... 157 ft<sup>2</sup>



**Summer House**  
Floor Area: 11.1 m<sup>2</sup> ... 120 ft<sup>2</sup>



**Ground Floor**  
Floor Area: 112.9 m<sup>2</sup> ... 1216 ft<sup>2</sup>



**First Floor**  
Floor Area: 120.7 m<sup>2</sup> ... 1289 ft<sup>2</sup>

**NUT TREE FARM, WYBUNBURY LANE, STAPELEY, NANTWICH, CHESHIRE, CW5 7HH**  
All Building Parts Approximate Gross Internal Area: 323.6 m<sup>2</sup> ... 3483 ft<sup>2</sup> (Including Roof Terrace, excluding eaves storage)  
Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.  
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.  
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