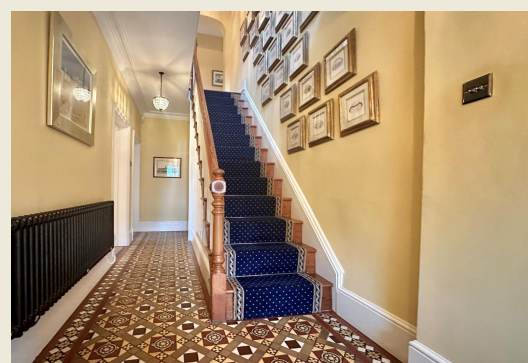




CHECKLEY FARMHOUSE | CHECKLEY LANE | CHECKLEY | NANTWICH | CHESHIRE | CW5 7QA |
£1,380,000



An impressive, substantial & magnificently restored country home perfect for multi-generational living, boasting beautiful gardens, a triple garage with annexe over, summer house, paddock, stables, and field shelter. Checkley Farmhouse is a quality property for discerning buyers requiring a blend of character and modernity. The internal & external space has privacy whilst being set amidst an engaging rural hamlet of sought-after homes within easy striking distance of excellent transport links, schools & facilities.

The internal accommodation is in outstanding condition & has flexibility across both floors. It briefly comprises; Entrance Porch & Hall with under stairs' cupboard & beautiful tile floor, Living Room, Kitchen/Breakfast Room, Larder/Utility, Cellar, Study, Family Room, Dining Room, Galleried First Floor Landing, Master Bedroom One with tastefully appointed En Suite Bathroom, Bedroom Five/Dressing Room, Bedroom Two, Bedroom Three, Bedroom Four, luxurious Family Bath & Shower Room. The exemplary home has been meticulously restored by the present owners to significant effect & benefits from Biomass central heating and double-glazing. A detached triple garage, with tool store, is at the top of a beech-hedged driveway where there is also excellent parking and turning space. The first-floor annexe is accessed via external stairs with a Hallway, Bedroom & Wet Room, Living Room (presently a fantastic gym) & potential Kitchen. This accommodation has double-glazing, air-source underfloor heating & solar panels. There is fast fibre broadband, CCTV, security alarm, & ample storage across the property.

The wonderful, professionally designed, lawned gardens with richly stocked shaped borders, trees, shrubs & plants benefit from a well-maintained irrigation & sprinkler system. A versatile family home nestled in open countryside with stunning views over undulating fields standing in approximately 3-acres of gardens, grounds & paddock.

Rarely does a property of such quality come to the market – viewing is highly recommended.





DIRECTIONS

From Nantwich take the A51 South towards Bridgemere/Woore. Proceed through Stapeley & Walgherton (passing the Boars Head Gastro Pub/Restaurant at the crossroads), & continue towards Bridgemere Garden Centre. At the crossroads turn left into Checkley Lane & continue for a little over a mile. The property is situated on the right hand side, discreetly positioned behind established hedging & accessed via electric gates.

LOCATION - CHECKLEY

The property is in a stunning rural hamlet with fabulous views over open countryside, making this a truly wonderful place to live. Nearby, Bridgemere Garden Centre and Betley Village provide excellent amenities.

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, many of which can be found on the high street, 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 connected 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 & Stoke railway stations link Cheshire & Staffordshire to London-Euston in only 1hr 30mins.

Manchester, Birmingham and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.





THE ACCOMMODATION:-
With approximate dimensions comprises;

ENTRANCE PORCH

ENTRANCE HALL (21'0 x 6'4)



CLOAKS WC (8'1 x 3'7)





LIVING ROOM (17'11 x 14'11)





KITCHEN BREAKFAST ROOM (24'10 x 10'8)

CELLAR (25'11 x 8'10)

LARDER / UTILITY ROOM (10'10 x 3'4)

STUDY (14'11 x 7'11)





FAMILY ROOM (17'7 x 15'1)



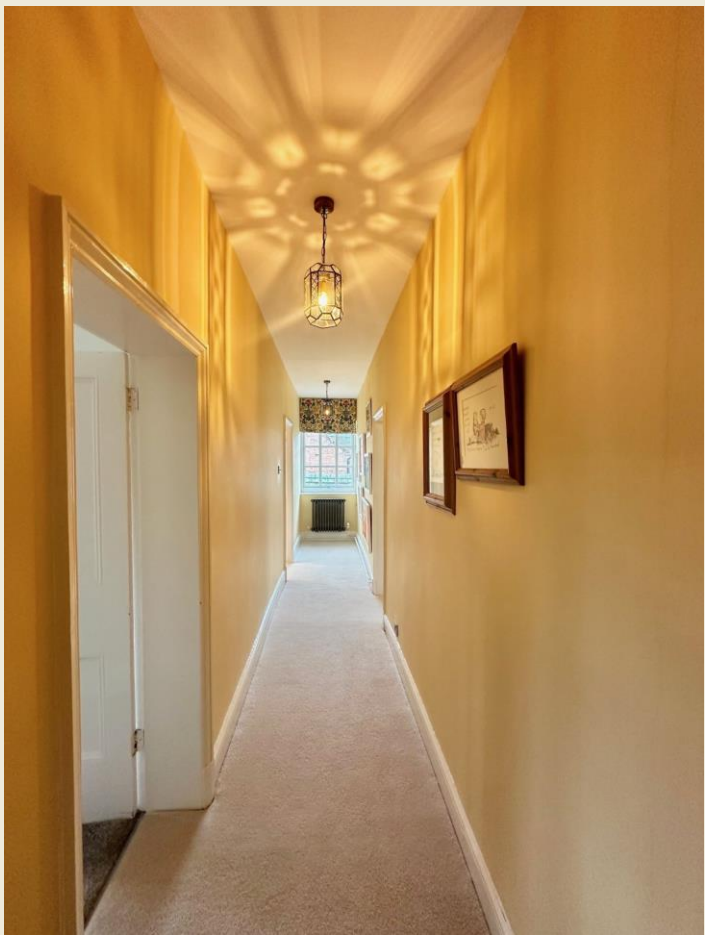


FORMAL DINING ROOM (17'11 x 14'11)





FIRST FLOOR LANDING





LUXURIOUS FAMILY BATH & SHOWER ROOM (11'1 x 7'8)





MASTER BEDROOM ONE (18'10 x 15'2)

DRESSING ROOM / BEDROOM FIVE (15'0 x 11'3)



LUXURIOUS ENSUITE BATHROOM (14'9 x 7'1)



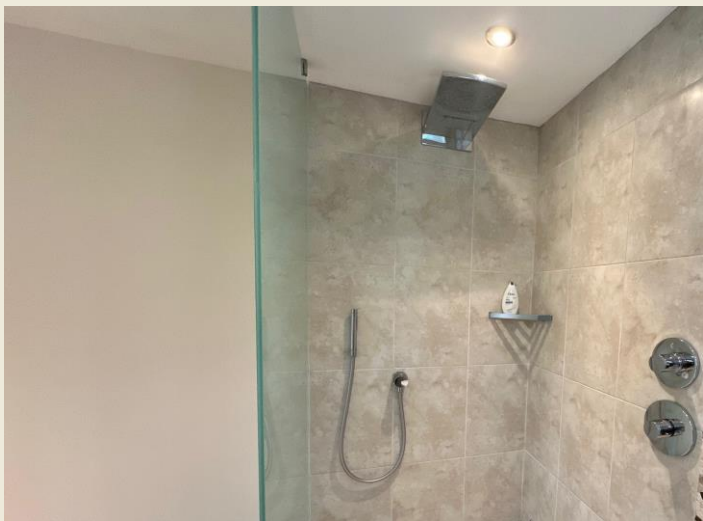


BEDROOM TWO (18'0 x 15'6)

BEDROOM THREE (12'3 x 11'1)

BEDROOM FOUR (12'1 x 11'1)





DETACHED TRIPLE GARAGE WITH FIRST FLOOR ANNEXE:-

TRIPLE GARAGE (28'8 x 19'7)

STORE / UTILITY ROOM (13'1 x 9'1)

EXTERNAL STAIRS RISING TO THE ANNEXE:

ENTRANCE HALL (8'9 x 4'7)

LIVING ROOM / GYM (19'4 x 17'7)

BEDROOM (13'9 x 10'5)

WALK IN WETROOM (6'10 x 5'3)

POTENTIAL KITCHEN (8'9 x 7'10)

EXTERIOR (EXTENDING TO APPROX 3 ACRES)

Exceptional gardens, grounds & paddock with timber stable & separate field shelter. The paddock also has access from the road.

SUMMER HOUSE (13'4 x 11'6)

BOILER HOUSE:-

BIOMASS STORE (11'11 x 8'2)

BIOMASS BOILER ROOM (8'2 x 6'1)

TIMBER STABLE BUILDING & FIELD SHELTER:-

STABLE 1 (11'8 x 11'4)

STABLE 2 (11'6 x 11'4)

TACK ROOM (11'4 x 5'10)

FIELD SHELTER (11'8 x 11'4)

STORE (11'4 x 5'10)

EPC RATING: G

COUNCIL TAX BAND: G

SERVICES

Mains water and electricity are connected. Heating is provided by an external Biomass 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.









SITE PLAN PENDING

