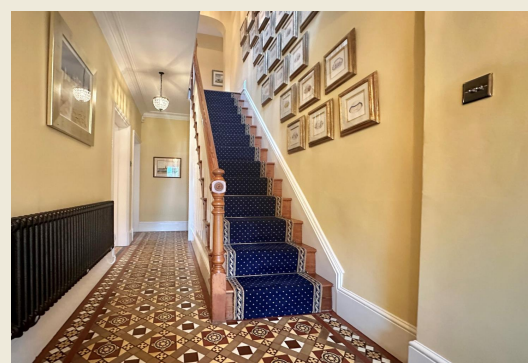




CHECKLEY FARMHOUSE | CHECKLEY LANE | CHECKLEY | NANTWICH | CHESHIRE | CW5 7QA |
£1,380,000



Checkley Farmhouse is within striking distance of excellent transport links, schools, pubs & retail. It has been carefully restored, with a blend of character and modernity.

The internal & external space has the privacy required from a semi-rural hamlet yet benefits from nearby neighbours. The farmhouse, which is situated at the top of a beech-hedged drive, has been well maintained with flexibility across both floors. It comprises an Entrance Porch, Hall with beautiful Maw tiled floor, downstairs' Storage/Boot Room, Living Room, Martin Moore Kitchen/Breakfast Room/Larder/Utility, Cellar, Johnson & Johnson Study, Family Room including 2 JTS Creative Living Concepts desks, as well as a fabulous Dining Room. Excellent flooring & high quality carpeting throughout. Top quality curtains and blinds included. Upstairs is a spacious First Floor Landing, Master Bedroom [One] with tastefully appointed Ensuite Bathroom and rolltop bath, Bedroom Two, Three, Four and Five [used as a Dressing Room off Ensuite Bathroom]. At the end of the landing is a luxurious, C P Hart designed, Family Bath & Shower Room with Mandarin Stone tiling. There is ample storage throughout the main home and the Annexe. This exemplary property has been meticulously restored to significant effect. It benefits from double-glazing, Biomass central heating; boiler and fuel store in outbuilding. There are solar panels over the Annexe with transferrable Feed-In-Tariff [FiT]. A short walk from the main house, up external steps, is a detached Annexe over a spacious Triple Garage plus tool store. Parking and turning room outside are considerable. The well-proportioned Annexe has a Hallway, Lounge [optional Office/Gym], Bedroom, Wet Room, space for Kitchen [wiring installed]. There are two storerooms and easy-access boarded loft space. Also benefiting from double-glazing and air-source underfloor heating. The Amdega Summerhouse nestles within wonderful, professionally designed, modest maintenance, lawned gardens with richly stocked borders, trees, shrubs & plants. The well-maintained irrigation & sprinkler system contribute to easy management. Large wooden shed behind garage. Full Fibre Broadband to the farmhouse, annexe, and summerhouse. Intercom to gateway, security alarm, separate CCTV supported via app, as is the heating system. EV charger. This is a versatile home, standing in approximately 3-acres of gardens, grounds, and paddock, nestled in open countryside, with stunning views over the fields towards Checkley Wood, Bridgemere, Betley, Wrinehill and beyond. Viewing is highly recommended as rarely does a property of such quality come to the market.





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)



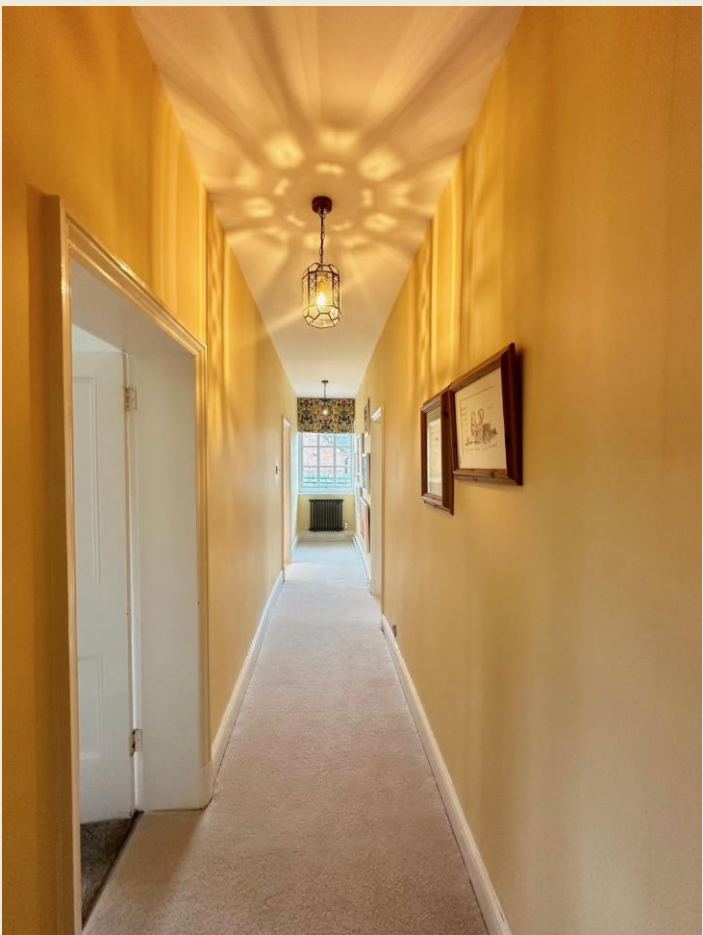


FORMAL DINING ROOM (17'11 x 14'11)





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.





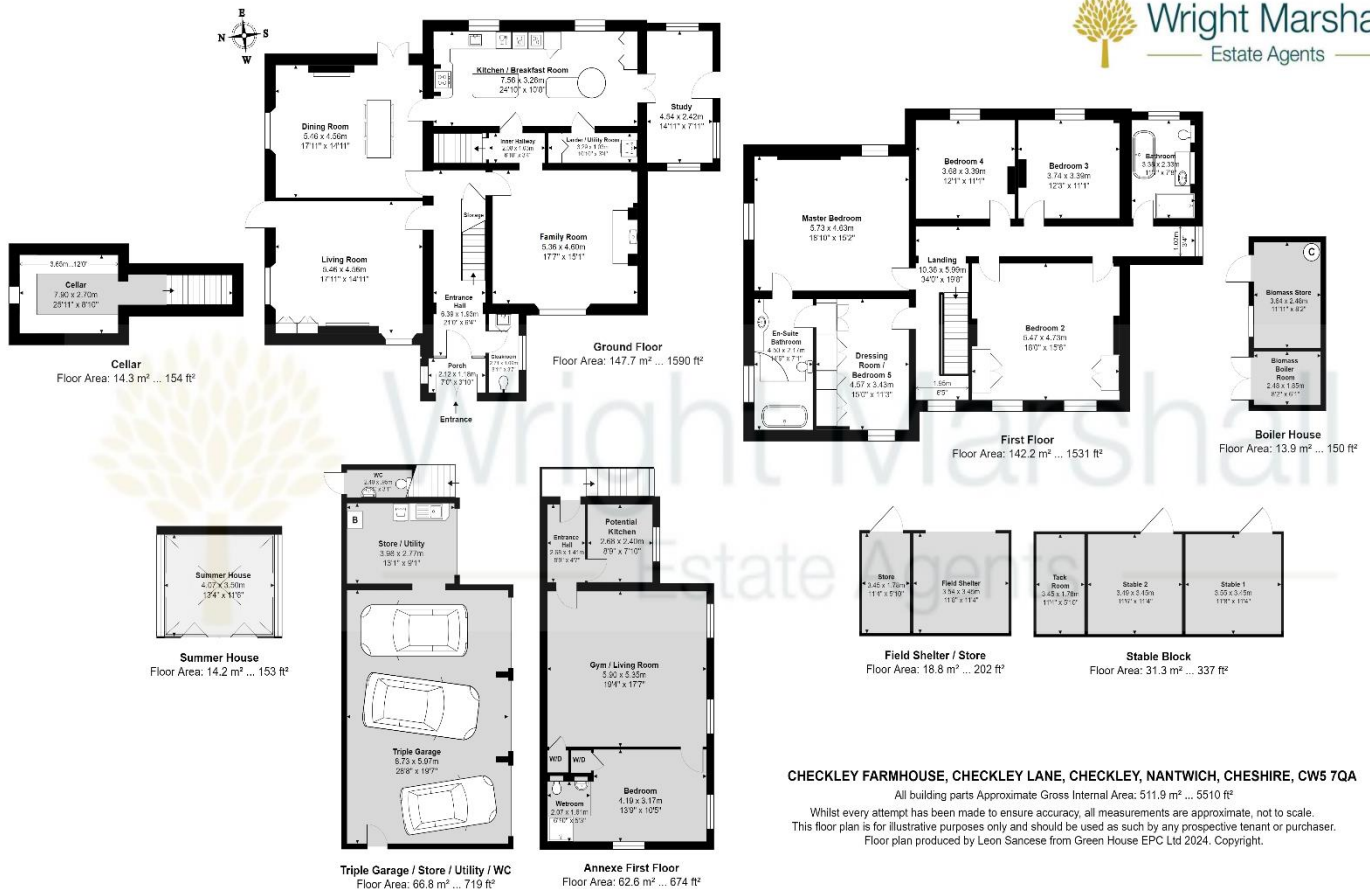




SITE PLAN PENDING



Wright Marshall
Estate Agents



CHECKLEY FARMHOUSE, CHECKLEY LANE, CHECKLEY, NANTWICH, CHESHIRE, CW5 7QA

All building parts Approximate Gross Internal Area: 511.9 m² ... 5510 ft²

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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Wright Marshall
Estate Agents

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