



Winnington Lane, Winnington,

Guide Price £1,750,000



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Winnington House, Winnington Lane, Winnington, Market Drayton, Shropshire

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I AM SOLD ONLINE BIDDING SERVICE AVAILABLE ON THIS STUNNING MANOR HOUSE APPROX 19 ACRES OF LAND This absolutely exquisite estate set in approx 19 acres has everything quintessentially British from the luxurious and extensive manor style house with its six bedrooms; four of which are en-suite, to the extravagant Leisure and Spa wing, the well established courtyard and suitable equestrian facility / garages and on top of all that there is even an extensive detached self-contained annex which originally was two so could easily be again. Located in the lovely semi-rural village of Winnington, this outstanding estate offers easy access by car to Market Drayton, Eccleshall and Newcastle-under-Lyme. Also easy road links to the M6 motorway or train station and good schools in the area. Viewings are absolutely essential so contact us to arrange yours and prepare to be amazed. EPC Grade E

I AM SOLD

This property is for sale by the Modern Method of Auction which is not to be confused with Traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non refundable Reservation Fee of 4.2% subject to a minimum of £5000 plus VAT (£6000) which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgment of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Legal Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department.

ONLINE BIDDING

Please note this property is subject to an undisclosed Reserve Price which is generally no more than 10% in excess of the Starting Bid. Both the Starting Bid and Reserve Price can be subject to change. Our primary duty of care is to the vendor.

GROUND FLOOR

ENTRANCE HALL

6.25m x 4.70m (20'6" x 15'5")

Beautifully welcoming and bright this spacious entrance hall sets the scene wonderfully with its solid wood door and stunning marble tiled floor. The main stairs to the first floor are also located here.

LOUNGE

7.21m x 4.95m (23'8" x 16'3")

The welcome, spacious feel continues into the large family lounge which is bright and airy from the four dual aspect windows. There is an attractive open fireplace with marble surround and hearth and wood mantle piece over. Two ceiling lights.

LIVING ROOM

5.03m x 4.75m (16'6" x 15'7")

Another good size reception room, this time with views over the rear garden from the double french doors and side facing window. Another beautiful open fireplace with marble surround and hearth and wood mantle over.

DINING ROOM

5.59m x 5.18m (18'4" x 17'0")

Extensive dining room which lends itself perfectly for both entertaining or even a more enclosed romantic dining experience. there are two large windows and this time there is an attractive wood flooring which compliments the stunning open fireplace again with marble surround and hearth and decorative wood mantle over. Ceiling rose with chandelier.

BREAKFAST KITCHEN

5.94m x 5.49m (19'6" x 18'0")

Modern and contemporary in finish whilst retaining the country manor house feel; this extensive kitchen offers just about everything you would need to produce those culinary masterpieces. The base and eye level units are finished in a modern powder blue with granite work surfaces over and inset one and a half bowl sink and draining unit. There is plenty of space for large Rangemaster style cooker, dishwasher and the all essential wine chiller. There is an integrated eye level microwave oven and fabulous Island offering more storage, wine rack and breakfast area should you wish. Large front facing window, beautiful marble floor, wall mounted contemporary radiator and two ceiling lights. All this and still plenty of room for a dining table if you so wish.

COLD STORE

5.18m x 1.73m (17'0" x 5'8")

Fantastically handy cold store just across from the kitchen with an abundance of shelving, marble flooring and rear facing window.

REAR HALL

Continuing with the lovely marble floor, the rear hallway gives access to further ground floor rooms and leads to the Atrium.

UTILITY ROOM

4.04m x 2.49m (13'3" x 8'2")

Great size utility room where again the marble floor continues. There are further base and eye level units with granite work surface over and inset stainless steel sink and draining board. Front facing window and plenty of space for all your white goods.

CLOAKROOM/WC

Handy cloakroom complete with attractive vanity unit with WC and wash hand basin. Tiled walls and continued marble floor.

DRAWING ROOM

5.21m x 4.62m (17'1" x 15'2")

Yet another great size reception room, this time with lovely wood flooring which again compliments the beautiful open fireplace with sand stone surround, there are double rear facing patio doors leading out to the extensive rear garden.

ATRIUM

11.43m x 2.92m (37'6" x 9'7")

Absolutely stunning link to the leisure wing, this gorgeous glass roofed Atrium is both rustic and modern in finish with a beautiful blend of solid Oak wood and glass. The second set of stairs to the first floor are located here along with huge double glass doors at either end - one set leading to the rear garden - the other to the courtyard. Tastefully finished with two large wall mounted, mirror radiators.

LEISURE WING

ENTRANCE HALL

3.66m x 2.51m (12'0" x 8'3")

Ceramic tiled floor and recessed ceiling spotlights - a warm welcome to an amazing leisure facility.

MULTI USE OFFICE

5.11m x 3.63m (16'9" x 11'11")

Good size room, currently utilised as an office with front facing window and ceiling mounted air conditioning unit.

LADIES AND MENS CHANGING ROOMS

4.09m x 1.78m (13'5" x 5'10")

Two individual changing rooms; each identical in size shape and finish with tiled floor and walls, vanity unit wash hand basin, changing area and separate WC.

SWIMMING POOL AREA

23.93m x 11.99m (78'6" x 39'4")

When you picture walking into an exclusive and luxury day Spa the image in your head will still fall short of this fabulous swimming pool and wet side area. The extensive and extremely inviting pool is approx 60ft long and 20 foot wide - plenty big enough for a good swim. Surrounded with attractive tiled flooring, a good size Jacuzzi, Sauna room with traditional wood fittings, steam room again with traditional Mosaic tiles, relaxing bar area. The wonderfully high vaulted ceiling finished this are perfectly and at the very far end are double door through to the Dry side of the Leisure wing.

THEATRE / DISCO ROOM

10.90m x 5.89m (35'9" x 19'4")

Fabulous size multi-use room with wood flooring - previously a theatre room with integrated projector and screen - now a wonderful disco room complete with racer lights that match the speed of the music.

MUSIC ROOM

5.87m x 5.77m (19'3" x 18'11")

A more tradition music room with plenty of space for a Grand piano etc, although this could also be utilised as pretty much anything you wish as it has a cloakroom WC attached and double doors open out to a nice size decking area overlooking the garden and paddocks beyond.

CLOAKROOM/WC

Vanity unit which houses the WC and wash hand basin.

GYM / CASINO ROOM

13.59m x 4.78m (44'7" x 15'8")

Three large side facing windows give fabulous views over the gardens and land beyond. This versatile room was once a gym and is now a Casino room the options really are endless.

SNOOKER ROOM AND BAR

13.64m x 6.17m (44'9" x 20'3")

Fantastic size games room which easily fits a full size snooker table and Air Hockey etc also has three large side facing windows making for a bright airy room. There is a secure solid wood door which leads directly out to the courtyard. At the top of the room is a well appointed and presented bar area with laminate wood effect flooring and counters with space for fridges etc.

LOWER GROUND FLOOR

CELLAR

4.83m (15) x 3.05m (15'10" (15) x 10'0")

Extremely handy storage - especially suited as a wine vault and has ceramic storage tubes installed already. Tiled floor, lights and electric power points make this a very usable space indeed.

FIRST FLOOR

LANDING

16.84m x 3.02m (55'3" x 9'11")

Open and airy this half gallery landing has a sweeping banister and beautiful wood beams adding to the rustic charm which is finished off beautifully by the large side facing windows with those stunning far reaching rural views.

MASTER BEDROOM SUITE

MASTER BEDROOM

5.05m x 5.03m (16'7" x 16'6")

Fantastic master bedroom with numerous electric power points, television and telephone points. Great views from the side facing window and double patio doors which lead out to a great size balcony overlooking the

wonderful garden and stunning countryside beyond; what an absolutely stunning place to soak in the sun, read a book, chat over a glass of wine - the real escape to the country lifestyle. Through the bedroom door is an inner hallway that leads to the Dressing area and also a door through to.....

EN-SUITE BATHROOM

3.53m x 3.25m (11'7" x 10'8")

Fantastic master en-suite bathroom which has been finished to a high standard and very well appointed with large four seat Jacuzzi bath with hand held shower attachment, separate walk-in shower cubicle, lovely large vanity unit with wash hand basin and storage cupboards underneath. Built-in mirror with spotlights and cabinet to either side. Closed couple WC, wall mounted heated towel rail and tiled walls and floor. and recessed ceiling lights. Large rear facing window with those wonderful views to further relax your bathing.

DRESSING ROOM

5.64m (max) x 5.23m (max) (18'6" (max) x 17'2" (max))

Walls to each side are fully lined with wardrobes all of which have various space saving and storage ideas making for a very well appointed dressing room. There is a matching dressing table with further drawers and large rear facing window for an abundance of natural daylight. Recessed ceiling spotlights.

BEDROOM TWO

4.95m x 4.29m (16'3" x 14'1")

Another great size double bedroom with large dual aspect windows - each have window seats to further enjoy those gorgeous views. Characterful with the lovely cast iron fireplace and modern with the fully fitted bedroom suite consisting of built-in wardrobes and drawers etc. Television point and numerous power points.

DRESSING ROOM / BEDROOM SIX

3.63m x 3.58m (11'11" x 11'9")

Good size double bedroom again with large rear facing window and fully fitted bedroom suite comprising of wardrobes with abundance of storage and matching dresser.

EN-SUITE BATHROOM

4.17m x 2.16m (13'8" x 7'1")

Full bathroom suite comprising of side panel Spa bath, separate walk-in shower cubicle, pedestal wash hand basin and low level flush WC. Tiled floor and walls, wall mounted heated towel rail.

BEDROOM THREE

5.21m x 4.88m (17'1" x 16'0")

Fabulous size double bedroom with complete fitted suite of wardrobes, dresser and bedside cabinets. Dual aspect windows again.

EN-SUITE BATHROOM

5.18m x 2.21m (17'0" x 7'3")

Full bathroom suite comprising of side panel Spa bath, separate walk-in shower cubicle, pedestal wash hand

basin and low level flush WC. Tiled floor and walls, wall mounted heated towel rail.

BEDROOM FOUR

4.27m x 3.35m (14'0" x 11'0")

Another good size double bedroom which could be utilised as anything really as this one does not have the fitted bedroom furniture. Large front facing window.

EN-SUITE BATHROOM

3.30m x 1.80m (10'10" x 5'11")

Full bathroom suite comprising of side panel Spa bath, separate walk-in shower cubicle, pedestal wash hand basin and low level flush WC. Tiled floor and walls, wall mounted heated towel rail.

BEDROOM FIVE

3.68m x 3.48m (12'1" x 11'5")

Yet another great size double bedroom with fully fitted bedroom suite comprising of wardrobes and dresser etc. Large front facing window.

OUTSIDE

Upon entering through the remote control iron gates there is a block paved parking area which abuts the purpose built children play area complete with timber frame swings, climbing frame with slide etc. Great secure area with soft play flooring for the little ones to while away the hours in. Continuing through the impressive and imposing brick-built, clock tower style archway which links the Annex to the garages and storage on the other side, there is a fabulous block paved courtyard / stable yard which gives access to the Annex on one side and the stable / Garage block on the other. There is a lovely Victorian style wall separating the garden to the main house and a path leading round to the all weather tennis court and gardens beyond. Through the gate is the main house gardens which comprise of: extensive lawns, extensive patio areas - ideal for bar-b-ques and Al Fresco dining, a lovely stream to while away the hours beside with a glass of wine and further lawn areas leading round to the outside of the leisure wing area. Throughout these extensive and mature grounds are well established trees and shrubs making for a low maintenance yet fabulous garden which is estimated to be in the region of an acre. The adjoining paddocks which are fabulous for horses or any other livestock are sectioned by post and rail fences amount to approximately a further 17 and a half acres making for around 19 acres in total.

GARAGE BLOCK

The brick built garages on one side of the courtyard were once stables and could easily be converted back but for now they consist of four extremely large garages with huge parking areas and secure doors. There is further storage space to the end of the block.

SELF-CONTAINED ANNEX

The other side of the courtyard houses what was once further stables, however now consists of a large self-contained annex:

KITCHEN/BREAKFAST ROOM

8.89m x 4.70m (29'2" x 15'5")

Entered through a secure stable style door into the kitchen / dining / family area. Fully fitted kitchen with base and eye level units, sink and draining board, space for cooker and white goods. The dining area is plenty large enough for a dining suite and there is also a fabulous family area where a sofa and television makes for a nice relaxing area too.

LOUNGE/DINING ROOM

10.34m x 5.59m (33'11" x 18'4")

Extensive lounge / dining area with all the rustic charm you would expect from converted stables with the lovely wood beams and A frames etc. Large dual aspect windows and modern multi-fuel burner. Plenty of room for a good size dining suite and this end of the room has wood effect laminate flooring.



For full EPC please contact the branch

MASTER BEDROOM

6.91m x 4.62m (22'8" x 15'2")

Fantastic size double bedroom with large courtyard facing window. Door to.....

EN-SUITE SHOWER ROOM

Fitted en-suite shower room with low level flush WC, pedestal wash hand basin and walk-in corner shower cubicle.

FLOORPLAN

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only



Total floor area 1,398.0 sq. m. (15,048 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by www.focalagent.com

