



“Rope Rarm”, Rope Lane, Shavington CW2 5DA





An exceptional and substantial period double bay fronted former farmhouse standing in extensive gardens and grounds to 1.3 acres in a fine and prominent location providing impeccably enhanced and presented versatile accommodation retaining original appeal and character whilst affording superb modern features. Reception hall, lounge, sitting room, study, living room, dining kitchen, utility room, sun room and cloakroom. First floor master bedroom with en-suite and walk-in wardrobe, four further bedrooms and family bathroom. Viewing highly recommended. No Chain.

- A superb and substantial detached period former farmhouse
- Impeccably enhanced and presented throughout
- Providing versatile and attractive accommodation to approx. 2500 sqft
- Standing in gardens and grounds extending to 1.3 acres with attractive aspects
- Five bedrooms, four reception rooms, en-suite and family bathroom
- Viewing highly recommended

#### Agents Remarks

Rope Farm was comprehensively enhanced and restored throughout to an exceptional standard in recent years and provides delightful features and accommodation within attractive surroundings. The property stands in a very convenient location nearby to facilities and schooling in Shavington and is nearby to the historic town of Nantwich.

#### Property Details

A handsome arched approach and raised stone paved porchway lead to:

#### Enclosed Porch

With a uPVC double glazed door incorporating uPVC double glazed side panels leads to:



### Reception Hall

With an exposed Oak railed and pillared returned staircase ascending to first floor, under stairs cupboard, central heating radiator, high coved ceiling, wall light points and a panel door leads to:

### Sitting Room 12' 10" x 11' 10" (3.91m x 3.61m)

With uPVC double glazed windows to front elevation, uPVC double glazed window to side elevation, chimney breast with recessed fireplace and slate tiled hearth with mantel over incorporating a log burning fire, wall light points and high coved ceiling.

### Lounge 20' 3" max x 16' 0" max (6.17m max x 4.88m max)

A delightful reception room with an Inglenook fireplace incorporating chimney breast and recessed slate tiled hearth with recessed fireplace and mantel over, leaded bow windows incorporating secondary glazing to either side of chimney breast, uPVC double glazed window to front elevation, high coved ceiling, bay window incorporating central heating radiator and further central heating radiator.

From the Reception Hall a panel door leads to:

### Living Room 12' 10" x 17' 1" (3.90m x 5.21m)

With uPVC double glazed window to side elevation, double radiator, fireplace incorporating log burning stove, arched niche to side incorporating shelving, high coved ceiling and a panel door leads to:

### Side Hall

With tiled floor, uPVC double glazed door to outside, high coved ceiling, radiator and a panel door leads to:

### Cloakroom

With WC, pedestal wash hand basin, Worcester LPG combination gas fired central heating boiler, radiator, uPVC double glazed window, high coved ceiling and access to roof space.

From the Living Room a panel door leads to:

### Study 8' 11" x 8' 9" (2.72m x 2.66m)

With radiator, uPVC double glazed window to side elevation and high coved ceiling.

From the Living Room open access leads to:

### Open Plan Dining Kitchen 16' 3" max x 23' 7" (4.96m max x 7.18m)

### Dining Area

With partially vaulted ceiling incorporating semi-exposed King truss, Velux roof lights, uPVC double glazed windows, porcelain tiled floor,



fitted dresser unit incorporating cupboards and drawers, two radiators and open access leads to:

#### **Kitchen Area**

Comprehensively equipped with a superb range of high quality Oak fronted base and wall mounted units beneath attractive working surfaces, uPVC double glazed windows to side and rear elevations, integrated single drainer one and a half bowl sink unit with mixer tap, plumbing for washing machine, central dining island with cupboards and drawers beneath, kitchen range with filter canopy over, tiled walls and recessed lighting.

From the Dining Area a uPVC double glazed door leads to:

#### **Sun Room 8' 11" x 5' 10" (2.73m x 1.79m)**

With uPVC double glazed door to outside, uPVC double glazed windows, tiled floor, uPVC double glazed door to courtyard and open access leads to:

#### **Laundry/Utility Room 12' 7" x 8' 9" (3.83m x 2.66m)**

With wall mounted units, tiled floor, base units incorporating single drainer sink with mixer tap, high overhead storage and window to side elevation.

#### **Large First Floor Landing**

With hinged access to loft incorporating pull down ladder.

#### **Rear Landing**

With uPVC double glazed windows.

#### **Master Bedroom 17' 2" max x 13' 3" (5.24m max x 4.03m)**

With box bay window to front elevation incorporating uPVC double glazed windows, uPVC double glazed windows to side elevation, recessed fireplace within breast and a panel door leads to:

#### **En-Suite Shower Room 7' 9" x 6' 5" (2.35m x 1.95m)**

With corner fitted shower cubicle incorporating tiled enclosure and shower over, large enamel sink with mixer tap and cupboards beneath, fitted mirror-fronted cabinet, low level WC, radiator and uPVC double glazed window.

From the Master Bedroom a panel door leads to:

#### **Walk-In Wardrobe 7' 9" x 5' 9" (2.35m x 1.74m)**

With railing and shelving.

#### **Bedroom Two 13' 2" x 13' 9" (4.02m x 4.20m)**

With uPVC double glazed windows to side elevation, high coved ceiling and access to roof space.



**Bedroom Three 12' 10" x 11' 10" (3.91m x 3.61m)**

With uPVC double glazed windows to front and side elevations, radiators and high coved ceiling.

**Bedroom Four 12' 10" x 10' 0" (3.90m x 3.06m)**

With radiator, uPVC double glazed window to side elevation and coved ceiling.

**Bedroom Five 8' 11" max x 8' 9" (2.72m max x 2.66m)**

With radiator and uPVC double glazed window.

**Bathroom**

With p-shaped panelled bath incorporating curved shower screen and shower over, enamel wash hand basin with cupboards beneath, WC, radiator, tiled floor and uPVC double glazed window to front elevation.

**Externally**

Approached over a private pillared driveway, the drive sweeps from the front to the side of the house and provides excellent parking facilities. The property benefits from extensive lawned gardens incorporating mature trees and bordered by neat hedging, fencing and railing. There is an extensive paved entertaining terrace to the rear with a purpose-built barbeque area and pizza oven. The grounds in all extend to 1.3 acres and incorporate a fruit growing area and chicken runs.

**Tenure**

Freehold.

**Services**

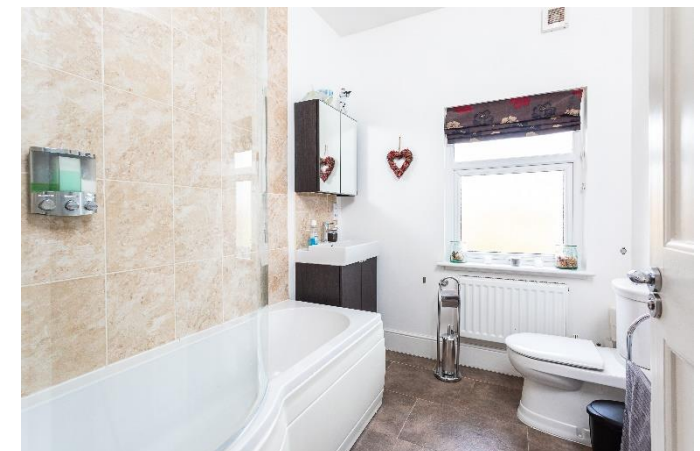
LPG, mains water and electricity. Private drainage system (not tested by Cheshire Lamont Limited).

**Viewings**

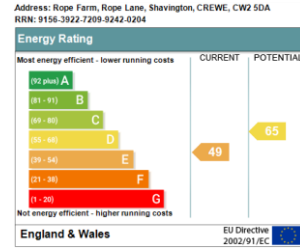
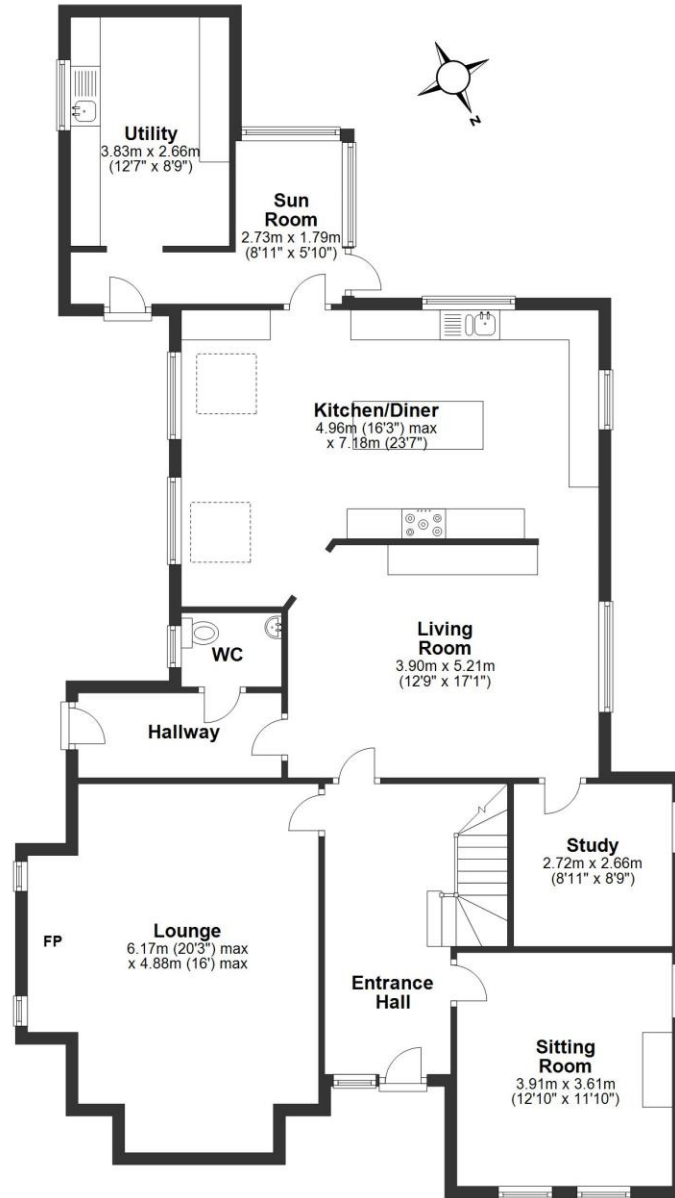
Strictly by appointment only via Cheshire Lamont.

**Directions**

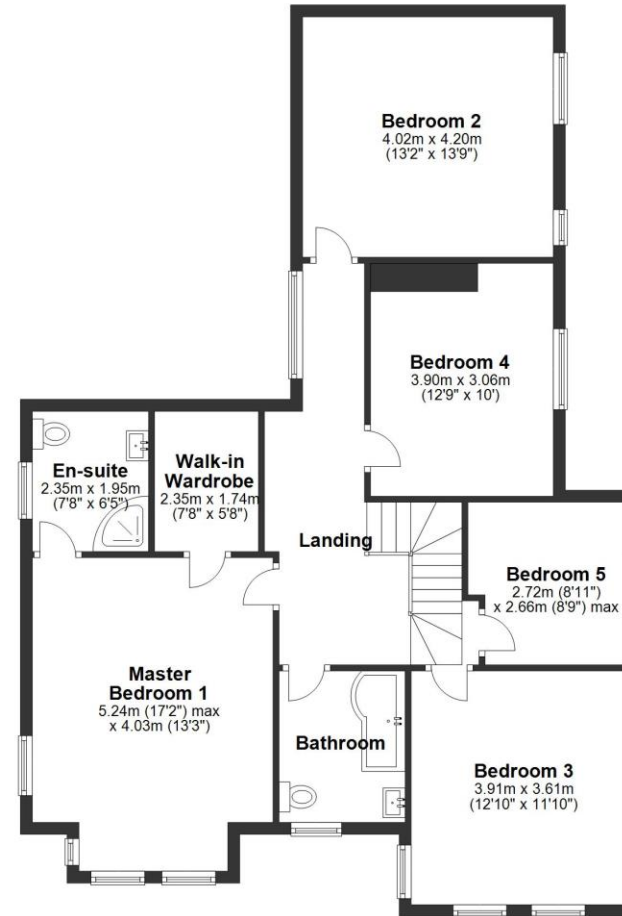
From Nantwich proceed along Crewe Road to the traffic lights at Wells Green and turn right onto Rope Lane. Continue along Rope lane and over the railway bridge and past Shavington High School. Turn right along Rope Hall Lane and Rope Farm in located on the left hand side.



**Ground Floor**  
Approx. 137.8 sq. metres (1483.5 sq. feet)



**First Floor**  
Approx. 101.2 sq. metres (1089.3 sq. feet)



Floorplan is for illustrative purposes only  
Plan produced using PlanUp.



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