



“Willow House”, 7 Bearstone View, Norton-in-Hales TF9 4FE





An outstanding and most substantial contemporary residence upon a small prestigious select development on the periphery of the charming North Shropshire village of Norton-in-Hales, commanding a stunning position with sensational rural views. Appointed and presented throughout to the highest specifications and incorporating features of significant appeal and design. Viewing highly recommended.

- A stunning detached country residence
- Constructed in recent years to an exacting specification and standard
- Upon a small prestigious, select development
- Within the charming village of Norton-in-Hales
- Incorporating a wealth of highly attractive features and exceptional design
- Providing delightful open rural views over surrounding countryside
- With open plan design, vaulted galleried staircase area, open plan living family dining kitchen
- Providing accommodation arrayed over two floors to 2500 sqft plus
- With detached double garage and delightful landscaped field-side gardens
- Five bedrooms, three bathrooms and four reception rooms

Agents Remarks

Norton in Hales is a charming and quintessential English conservation village providing all the requisites of village life with an historic Church, community-run Public House and a delightful cricket pitch and pavillion. The area is renowned for its surrounding natural beauty and ease of access to local towns such as Market Drayton, Whitchurch and Nantwich. The nearby villages of Woore and Audlem provide day-today facilities. The property is within easy distance of Junction 15 and 16 of the M6 and Mainline Crewe railway station.

Property Details

A double width block paved driveway leads to a detached double garage with a block paved path continuing to a handsome double glazed door with double glazed side panels which allows access to:



Enclosed Entrance Vestibule

With a delightful high vaulted ceiling incorporating a uPVC double glazed window, mat recess, Oak effect plank tiled flooring and an Oak glazed panel door leads to:

Stunning Open Plan Vaulted Living and Reception Area 18' 6" max x 39' 10" max (5.65m max x 12.14m max)

With an Oak and glazed staircase with quarter landing ascending to a first floor glazed Oak galleried landing, high vaulted overhead glass lantern roof, high quality Oak plank effect tiled flooring throughout, high recessed ceilings, Oak double doors to built-in cloaks cupboard and delightful aspects over dining hall area.

Dining Hall Area

With full height uPVC double glazed window to side elevation overlooking side gardens and open access leads to a Dining Kitchen Area.

Dining Kitchen

A stunning contemporary kitchen, comprehensively equipped with a superb range of high quality base and wall mounted units comprising cupboards and drawers, attractive quartz working surfaces, one and a half bowl underslung sink with mixer tap, integrated dishwasher, large peninsular dining counter incorporating a Bosch five ring induction hob, wall mounted induction fan, built-in double electric ovens and electric plate warmer, integrated fridge, integrated freezer, full height pull-out pantry drawers, under-counter illumination, uPVC double glazed door to side terrace, uPVC double glazed window to rear elevation, uPVC double glazed window to side elevation, plant room with manifolds for underfloor heating system and an archway leads to:

Utility Room 6' 1" x 9' 7" (1.86m x 2.92m)

With full width range of wall mounted cupboards, base units beneath quartz working surfaces, single drainer sink unit with mixer tap, plumbing for washing machine and uPVC double glazed window to front elevation.

From the Living Area three panel bi-folding Oak framed sectional glazed doors leads to:

Garden/Sitting Room 11' 1" x 10' 11" (3.37m x 3.34m)

A stunning room with outstanding views over open South facing countryside via two sets of full height three panelled bi-folding doors to side and South elevations opening onto extensive slate paved terracing, tiled flooring and recessed ceiling lighting.

From the Living Area an Oak door leads to:



Lounge 19' 11" x 11' 9" (6.08m x 3.58m)

Enjoying attractive far reaching views with uPVC double glazed double doors to terrace and gardens, full height uPVC double glazed window to side elevation, wall mounted electric fireplace, two uPVC double glazed windows to side terrace, tiled flooring and recessed ceiling lighting.

From the Open Plan Reception and Living Area an Oak door leads to:

Cloakroom 6' 3" x 8' 3" (1.91m x 2.51m)

With vanity wash basin incorporating drawers beneath and mixer tap over, WC, chrome wall mounted radiator, plank flooring, recessed ceiling lighting and uPVC double glazed window to side elevation.

Stunning First Floor Galleried Landing

A spacious landing with delightful architecture incorporating a glazed rooflight, glazed galleried balcony, radiator and an Oak panel door leads to:

Built-In Airing Cupboard

With pressurized cylinder system.

From the Landing an Oak door leads to:

Master Bedroom Suite 25' 6" max x 11' 9" (7.76m max x 3.59m)

A stunning room with two fitted Oak-fronted double wardrobes incorporating railings and shelving and an Oak panel door leads to:

Contemporary En-Suite Shower Room 9' 11" x 5' 7" (3.03m x 1.71m)

Fully appointed with a delightful contemporary suite with large walk-in shower area with full height screen and overhead shower, two enamel sinks with drawers beneath, WC, tiled flooring, chrome towel radiator and two uPVC double glazed windows.

Bedroom Area

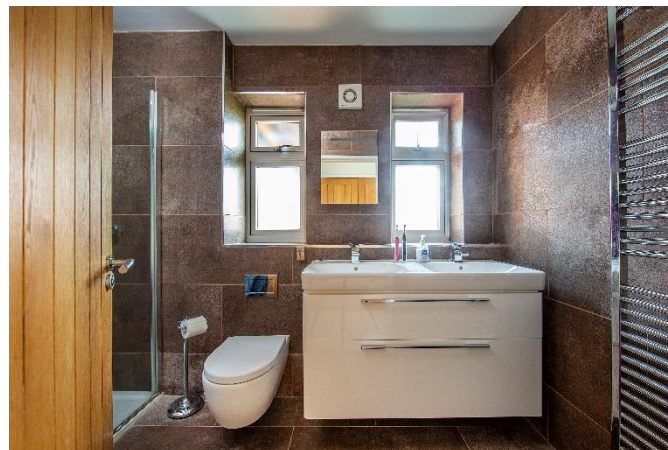
With uPVC double glazed windows to side and rear elevations affording outstanding views over open rolling countryside.

Bedroom Two 12' 7" x 17' 3" max (3.84m x 5.26m max)

With uPVC double glazed windows to side and rear elevations and an Oak door leads to:

En-Suite Shower Room 5' 7" x 8' 6" (1.70m x 2.59m)

With large fully tiled walk-in shower cubicle incorporating full height screen and shower over, tiled flooring, fully tiled walls, vanity wash basin, WC, chrome towel radiator, extractor fan and two uPVC double glazed windows to front elevation.



Bedroom Three 16' 6" x 11' 9" (5.04m x 3.59m)

Delightful room with uPVC double glazed windows to three aspects and recessed ceiling lighting.

Bedroom Four 16' 7" max x 11' 1" (5.05m max x 3.38m)

With a uPVC double glazed windows to front elevation and rear elevations, uPVC double glazed corner window, Oak fronted built-in double wardrobe and recessed ceiling lighting.

Bedroom Five 11' 1" x 11' 6" (3.37m x 3.50m)

With uPVC double glazed windows to side and rear elevations, built-in double wardrobe incorporating railing and shelving.

Family Bathroom 8' 11" x 8' 5" max (2.73m x 2.57m max)

With double ended panelled bath incorporating central shower taps, walk-in shower cubicle with glazed enclosure and overhead shower, WC, sink and chrome towel radiator.

Externally

The property stands in a corner position benefiting from open South facing aspects to the rear. Block paved driveway and pathway. Extensive well stocked flower beds and borders sheltered and screened by high fencing, mature established hedging and variety of specimen trees.

Tenure

Freehold.

Services

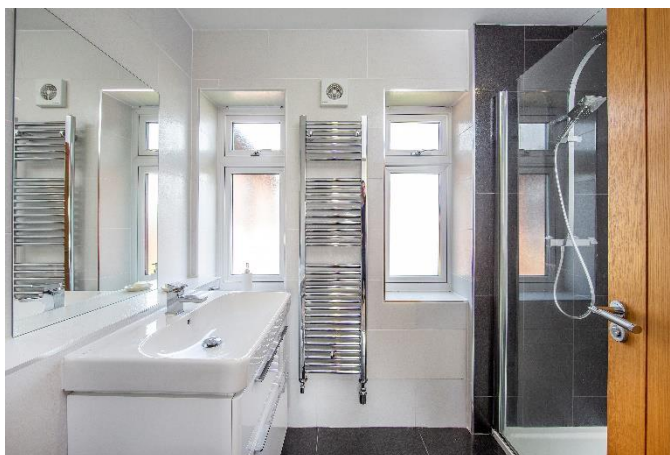
All main services are connected. Underfloor heating (not tested by Cheshire Lamont Limited).

Viewings

Strictly by appointment only via Cheshire Lamont Limited.

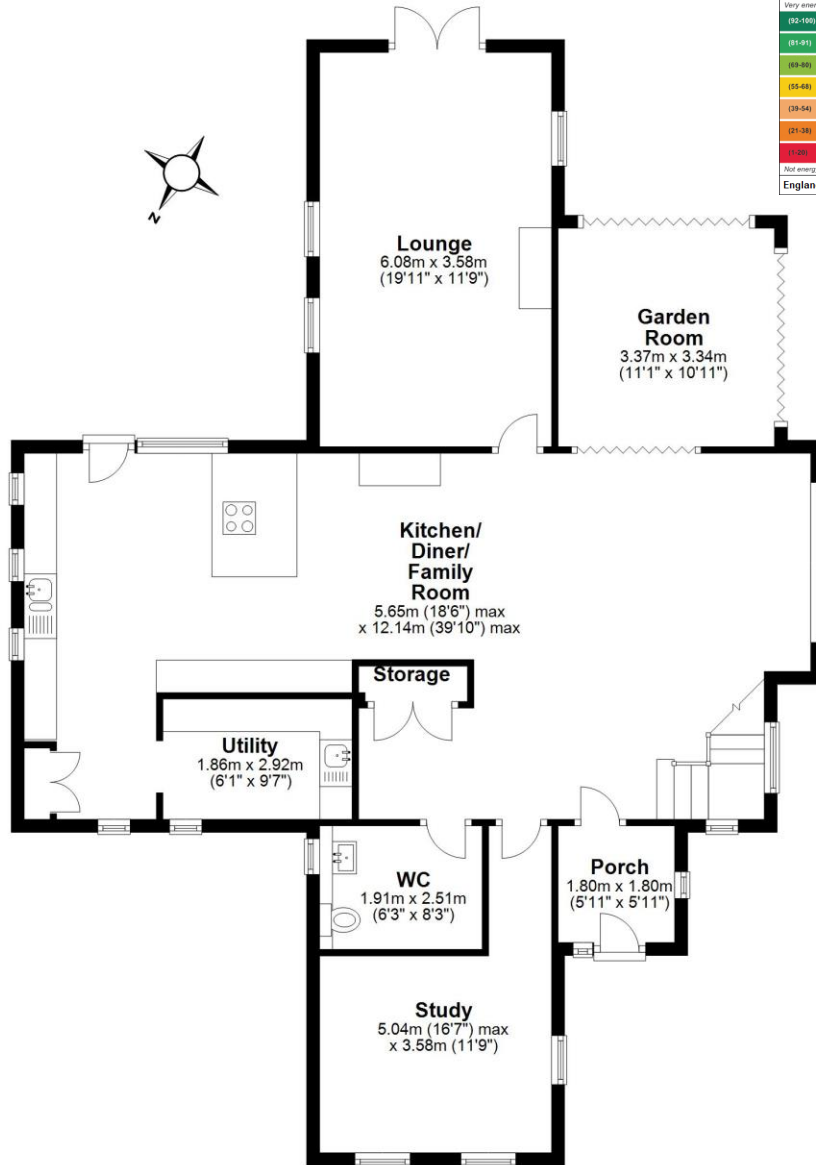
Directions

From our Nantwich Office, proceed on London Road towards Stapeley across the trainline before turning right at the traffic lights onto Elwood Way. Take the first left at the next set traffic lights onto the A51 - London Road and follow this for approximately 8 miles. After passing through the village of Woore, turn right towards Market Drayton on the B5026. The road leads through a hamlet called Knighton, then take the sharp right-hand turn before the White Lion pub. Stay on the Bearstone Road for approximately 1.5 miles before turning left into Bearstone View as you come into the village of Norton-in-Hales. Follow the road around to the right and the property is the last on the left-hand side.



Ground Floor

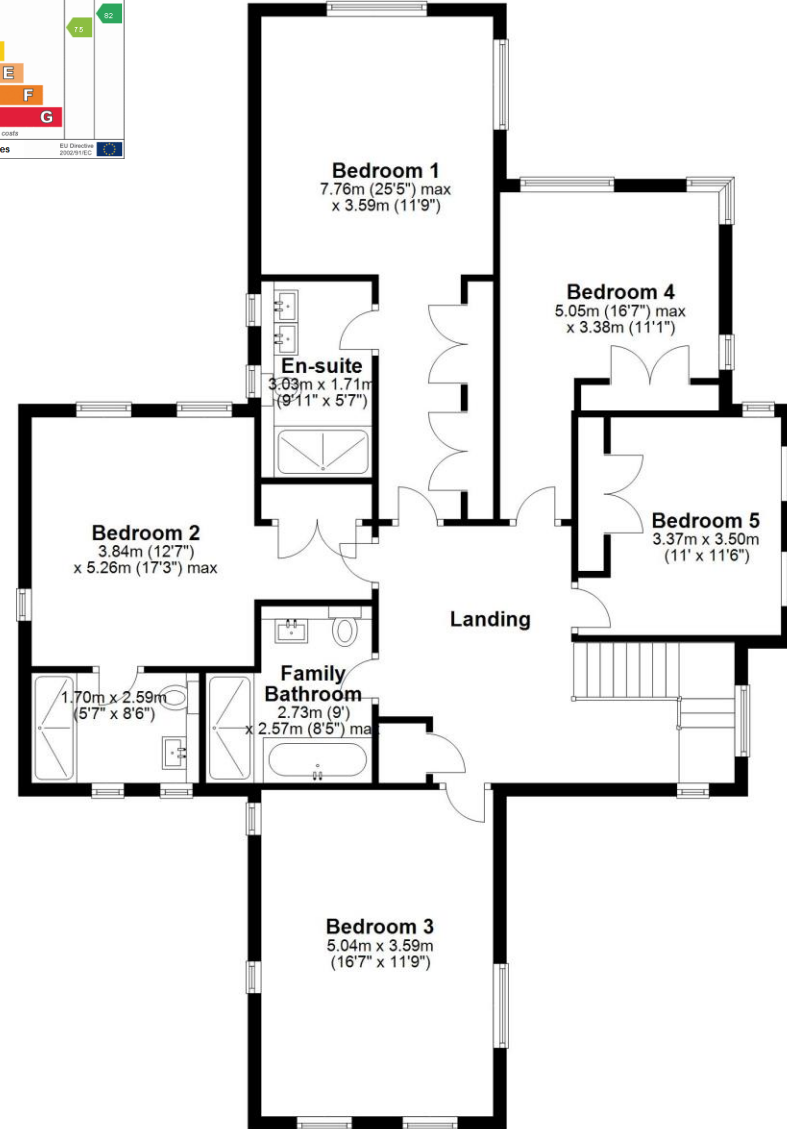
Approx. 123.0 sq. metres (1323.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	2002/91/EC

First Floor

Approx. 116.4 sq. metres (1252.8 sq. feet)



Floorplan is for illustrative purposes only.
Plan produced using PlanUp.



IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

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