



“Elms Farm”, Newcastle Road, Balterley CW2 5QB









A magnificent and most impressive detached period farmhouse in an elevated position within extensive grounds enjoying outstanding aspects and views in a highly sought after location offering exceptional accommodation of impeccable style and design incorporating significant features of great appeal. Viewing highly recommended.

- A most impressive detached period farmhouse and exceptional style and appeal
- Incorporating cutting edge technology with many original period features
- Four double bedrooms, all with contemporary en-suite facilities
- Master bedroom with balcony, en-suite dressing room and luxurious bathroom
- Designed and appointed throughout to an impeccable standard
- Stunning spacious open plan living family dining kitchen
- Lounge, dining room, study, cloakroom, laundry room and basement gym
- Large driveway to a detached Oak framed garage with cinema room over
- Delightful walled courtyard garden, large entertaining terrace with external kitchen area and useful garden room
- In an elevated position in a highly sought after location, viewing highly recommended

#### Agents Remarks

Elms Farm is a stunning detached period farmhouse in a highly sought after location on the South Cheshire and North Staffordshire border that stands in an elevated position within attractive mature gardens and grounds. The property has been comprehensively improved, extended and enhanced over recent years and incorporates features of the highest quality exuding superb design and style throughout. The property benefits from fully integrated app controlled technology that can remotely control all elements of the house including lighting, entertainment, heating, blinds and curtains. The house stands in a wonderful position and benefits from delightful views with a walled courtyard garden and a separate paved entertaining area.





### Property Details

Elms Farm occupies an elevated position within attractive rural surroundings and a five bar gate allows access over a gravel entrance drive which leads to an Oak framed detached double garage with parking at the front of the property. Stone steps lead to a pillared tiled pitched porch with two external courtesy lights and a handsome composite door leads to:

### Reception Hall

A stunning entrance to the property with outstanding aspects to the Kitchen and first floor, spindled staircase ascending to a split-level first floor landing, double glazed window to side elevation, porcelain tiled flooring, radiator, recessed stairwell lighting, under stairs door to Gym Room, open access to Living Family Dining Kitchen and panel door leads to:

### Dining Room 13' 9" x 16' 0" (4.19m x 4.87m)

A delightful formal room, beautifully appointed with an exposed feature Cheshire brick wall incorporating a recessed fireplace, attractive wood plank flooring, double glazed window to front elevation, radiator and coffered ceiling with recessed lighting.

From the Reception Hall a panel door leads to:

### Cloaks Cupboard

With a further door to Plant Room with double glazed window to side elevation.

From the Reception Hall a panel door leads to:

### Lounge 15' 10" x 15' 10" (4.82m x 4.82m)

A delightful room with lovely dual aspects to the front and South elevations, coffered ceiling incorporating recessed lighting, attractive panelled wall incorporating media system with contemporary fireplace beneath upon granite hearth and radiator.

### Open Plan Living Family Dining Kitchen 21' 7" x 23' 9" (6.57m x 7.25m)

Impeccably appointed affording outstanding elevations with a superb range of contemporary wall bank units incorporating Siemens ovens, microwave and warming drawer, Franke integrated one and a half bowl sink with mixer tap and Quooker tap, central dining island incorporating induction hob with filters above, integrated fridge and freezer, coffered ceiling with recessed lighting, 5-panel bi-folding doors to extensive garden terrace affording delightful aspects, double glazed door to South facing walled patio garden, media wall incorporating sound system, porcelain tiled flooring and a panel door leads to:





**Study 7' 1" x 7' 11" (2.15m x 2.42m)**

With double glazed window overlooking gardens, porcelain tiled flooring and recessed lighting.

From the Kitchen a panel door leads to:

**Utility Room 7' 1" x 11' 9" (2.15m x 3.59m)**

With a superb range of contemporary gloss front base and wall mounted units, attractive working surfaces, single drainer one and a half bowl sink with mixer tap, built-in oven, space for fridge and freezer, porcelain tiled flooring, plumbing for washing machine, vent for tumble drier, tall implement cupboard, double glazed door to outside and a panel door leads to:

**Cloakroom**

With WC, wall mounted vanity wash basin with drawer beneath, uPVC double glazed window, porcelain tiled flooring, recessed ceiling lighting and attractive panelled wall.

**First Floor Landing**

With double glazed window to front elevation and a panel door to:

**Master Bedroom Suite 14' 0" x 16' 10" (4.26m x 5.14m)**

A magnificent principal bedroom with stunning far reaching views over open Cheshire countryside and the Peckforton and Bickerton Hills via 5-panel bi-folding doors to an extensive galleried balcony, coffered ceiling, radiators and open access to:

**En-Suite Dressing Area**

Beautifully appointed with an outstanding range of fitted bedroom furniture comprising full height shelving and drawers, dressing table beneath attractive granite surface with upstands, coffered ceiling incorporating recessed lighting and a panel door leads to:

**En-Suite Bathroom 7' 1" x 16' 10" (2.17m x 5.14m)**

Luxuriously appointed with a double ended panel bath within tiled surround, coffered ceiling incorporating recessed lighting, twin bowl sinks with mixer taps, large walk-in wet floor shower area, contemporary wall mounted radiator, WC, large double glazed window affording lovely views and attractive tiled flooring.

From the Landing a panel door leads to:

**Bedroom Two 11' 9" x 16' 3" (3.59m x 4.95m)**

An outstanding room with dual aspect windows to East and South elevations providing lovely far reaching rural views, high ceiling and a panel door leads to:

**En-Suite Shower Room**

With fully tiled shower enclosure, wall mounted wash hand basin with mixer tap, WC, porcelain tiled flooring, porcelain tiled walls, attractive



wall mounted illumination, double glazed window and chrome towel radiator.

From the Bedroom a panel door leads to:

#### **Dressing Room**

With railing, shelving and dressing table.

From the Landing a panel door leads to:

#### **Bedroom Three 9' 8" x 11' 11" (2.95m x 3.63m)**

With radiator, panel door to walk-in wardrobe, double glazed window to front elevation and a panel door leads to:

#### **En-Suite Shower Room**

With walk-in shower cubicle, WC, wall mounted vanity wash hand basin with drawer beneath and chrome towel radiator.

From the Landing a panel door leads to:

#### **Bedroom Four 9' 0" x 16' 4" max (2.74m x 4.97m max)**

With aspects over the balcony to Cheshire countryside beyond via a double glazed window, radiator, original fireplace and a panel door leads to:

#### **En-Suite Shower Room**

With large walk-in shower cubicle, wall mounted wash hand basin, fully tiled walls, WC and recessed lighting.

Beneath the staircase a panel door leads to:

#### **Basement Suite 13' 0" x 15' 1" (3.96m x 4.60m)**

Superbly appointed, currently used as a Gym but useful for a variety of purposes. With window to front elevation and wall mounted radiator.

#### **Externally**

From the Living Family Dining Kitchen a door leads to:

#### **South Facing Walled patio Terrace**

A stunning area of the property within high stone capped Cheshire brick walling with low Cheshire brick flower beds and borders incorporating box hedging and established bay trees and Acer, tiled flooring and a tiled path leads to:

#### **Extensive Entertaining Terrace**

Providing lovely aspects enjoying afternoon sunshine benefiting from an external kitchen area. Equipped with a stainless steel kitchen incorporating a moulded inset sink with mixer tap, integrated BBQ and Log Store.



From the Walled Patio Garden a path continues to:

#### **Brick Built Garden Building**

A most versatile space with a vaulted ceiling incorporating exposed beam and double glazed window, uPVC double glazed window, electric radiator and wall light points.

#### **Oak Framed Detached Double Garage 19' 4" x 20' 2" (5.90m x 6.15m)**

With electrically operated remote controlled twin roller doors to front, light, power, sliding personal door and at the rear a doorway with stairs ascends to:

#### **Useful Versatile First Floor Room 12' 10" x 20' 2" (3.91m x 6.15m)**

Currently utilised as a Cinema Room with projection system, attractive plank flooring, eaves storage cupboards and window to gable elevation.

From the rear path a door leads to:

#### **Yoga Room 9' 8" x 14' 3" (2.95m x 4.34m)**

A versatile room suitable for a variety of purposes.

#### **Tenure**

Freehold.

#### **Services**

Oil fired central heating, underfloor heating, mains water and electricity, new septic tank. Not tested by Cheshire Lamont.

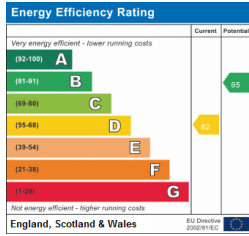
#### **Viewings**

Strictly by appointment only via Cheshire Lamont.

#### **Directions**

From Nantwich proceed out of town along A500 towards the M6 motorway and turn right towards Betley and Newcastle under Lyme. Proceed past Wychwood Park and continue for 1 mile towards Betley Village where the property is situated on the right hand side.

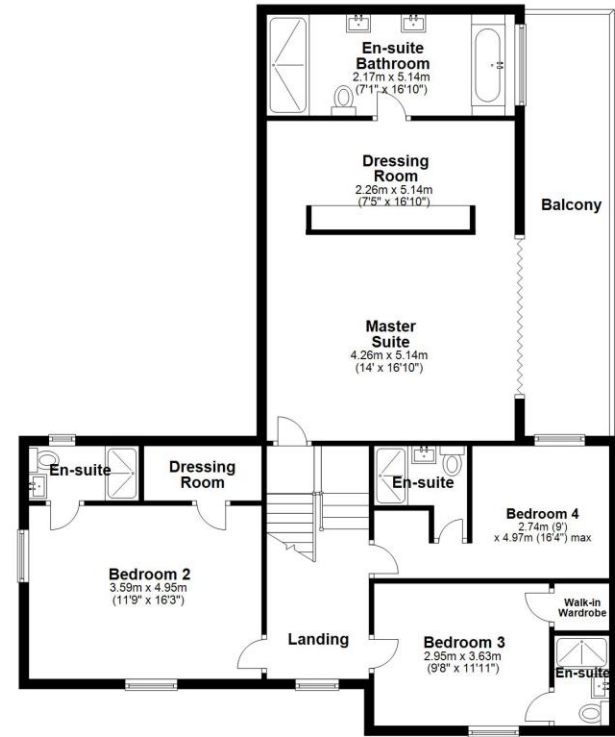




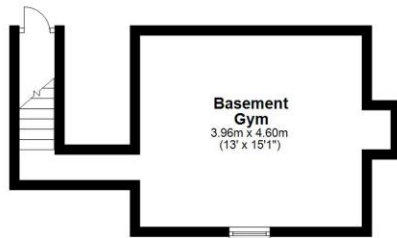
**Ground Floor**  
Approx. 130.1 sq. metres (1400.6 sq. feet)



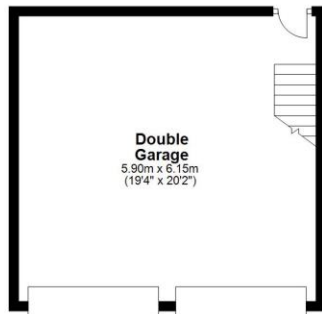
**First Floor**  
Approx. 109.1 sq. metres (1173.8 sq. feet)



**Basement Gym**  
Approx. 21.8 sq. metres (235.2 sq. feet)



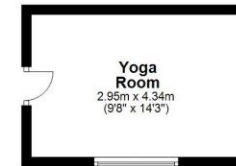
**Double Garage**  
Approx. 38.3 sq. metres (390.5 sq. feet)



**Cinema Room over Garage**  
Approx. 24.1 sq. metres (259.1 sq. feet)



**Yoga Room**  
Approx. 12.8 sq. metres (137.6 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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