



12 Bearstone View, Norton-in-Hales TF9 4FE





An outstanding contemporary styled detached residence of exceptional design and quality providing impeccably appointed accommodation arrayed over three floors to 3700 sqft enjoying superb rural views over lovely Shropshire countryside with self contained apartment over a detached double garage. Viewing highly recommended.

- A most impressive and highly individual spacious detached residence
- Within a charming Shropshire village and offering outstanding rural aspects
- Impeccably designed and constructed to the very highest of standards
- Incorporating features, fixtures and fittings of significant quality
- Appointed throughout to a stunning contemporary style
- 3700 plus sqft of accommodation arrayed over three floors
- With detached double garage with self contained apartment over
- Large open plan living family dining kitchen, sitting room, study, utility and cloakroom
- Significant master bedroom suite, four further bedrooms and three bathrooms
- A stunning property in a wonderful location, early viewing recommended



#### Agents Remarks

This most impressive house was recently constructed to an exacting specification and standard upon a small select development and is now in its final completion. The properties are of individual design and impeccably appointed. This property enjoys a wonderful situation within Norton-in-Hales. Norton in Hales is a charming and quintessential English conservation village providing all the requisites of village life with an historic Church, family-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 and Nantwich. The nearby villages of Woore and Audlem provide day-to-day facilities. The property is within easy distance of Junction 15 and 16 of the M6 and Mainline Crewe railway station.

### Property Details

A herringbone driveway stands to the front of the property and provides extensive parking facilities and leads to a two storey detached double garage. A herringbone paved path leads to a covered porch with a high quality composite door within double glazed side panels allows access to:

### Porch

With high quality flooring, a contemporary panel door to shoe cupboard incorporating shelving and a further door leads to:

### Grand Reception Hall 11' 11" x 13' 7" (3.64m x 4.15m)

A lovely entrance to the property with an Oak and glazed staircase ascending to first floor with vaulted galleried area and Velux window, understairs cupboard, high quality flooring and a door leads to:

### Sitting Room 12' 5" x 13' 4" (3.78m x 4.06m)

With double glazed windows to front and side elevations.

From the Reception Hall a door leads to:

### Study/Office 11' 11" x 8' 11" (3.64m x 2.73m)

With a double glazed window to side elevation providing fine far reaching countryside views.

From the Reception Hall a door leads to:

### Impeccably Appointed Open Plan Living Family Dining Kitchen 40' 1" max x 36' 10" max (12.21m max x 11.22m max)

#### Living Area

With five panel bi-folding doors to extensive patio terrace enjoying outstanding views over open countryside, corner mounted log burning stove upon slate hearth and a double glazed window to side elevation.

#### Kitchen

Comprehensively equipped with a stunning range of high quality contemporary units with a full wall incorporating cupboards and drawers, integrated Bosch ovens and microwave, five ring induction hob with filter canopy over, integrated dishwasher, quartz working surfaces, single drainer one and a half bowl sink with mixer tap, double glazed window to side elevations, plumbing for American fridge freezer, recessed ceiling lighting, three panel bi-folding doors to further patio terrace enjoying lovely views, large dining island with cupboards and drawers beneath and a sectional glazed door leads to:

### Utility Room 13' 4" x 6' 4" (4.06m x 1.92m)

With four wall mounted cupboards, base unit incorporating single drainer sink with mixer tap, double glazed door to outside and a door leads to:



### **Cloakroom**

With wall mounted wash basin, WC, part tiled walls and double glazed window.

### **First Floor Landing**

A delightful spacious landing with a double glazed window to front elevation, full height double glazed window to rear elevation providing fine far reaching views, radiators, Oak and glazed staircase ascending to second floor vaulted landing and a door leads to:

### **Bedroom Two 12' 5" x 13' 4" (3.78m x 4.06m)**

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

### **En-Suite Shower Room 8' 4" x 9' 1" (2.54m x 2.76m)**

With a double glazed window to side elevation, chrome towel radiator, wall mounted wash basin with drawers beneath, WC, tiled flooring with underfloor heating and walk-in shower cubicle.

### **Master Bedroom 19' 6" x 18' 6" (5.95m x 5.63m)**

With wall mounted radiator, recessed ceiling lighting, double glazed windows to three elevations providing outstanding views over surrounding countryside, dressing area benefiting from full height fitted wardrobes, drawers and cupboards and a door leads to:

### **En-Suite Bathroom 10' 4" max x 13' 7" max (3.16m max x 4.15m max)**

With a freestanding double ended roll-top bath incorporating chrome tap stand to side, walk-in shower, wall mounted wash basin with drawers beneath, WC, radiator, tiled flooring with underfloor heating, half tiled walls and double glazed window.

### **Bedroom Three 14' 10" x 11' 5" (4.52m x 3.47m)**

With double glazed windows to two elevations, radiator and door to cupboard incorporating vented cylinder system.

### **Second Floor Landing 6' 11" x 13' 6" (2.11m x 4.12m)**

With Velux window and a door leads to:

### **Bedroom Four 17' 5" max x 20' 3" max (5.32m max x 6.16m max)**

With windows to front and side elevations, radiator and a door to walk-in wardrobe.

### **Bedroom Five 17' 8" max x 19' 11" (5.39m max x 6.08m)**

A very spacious bedroom with full height double glazed window to rear elevation providing lovely aspects, double glazed window to side elevation, door to walk-in eaves storage cupboard and a further door to walk-in wardrobe.



**Bathroom 19' 0" max x 10' 3" max (5.80m max x 3.13m max)**

With a double glazed gable eaves window providing lovely views and bath inset and wall mounted tap, tiled flooring with underfloor heating, part tiled walls, WC, wall mounted wash basin and large walk-in shower area and chrome radiator.

**Two Storey Detached Double Garage**

With an electrically operated remote controlled roller door to front, personal door to side and at the rear a door leads to:

**Ground Floor Hall**

With tiled flooring and a staircase ascends to:

**First Floor Apartment/Games Room/Gym 17' 5" max x 16' 5" (5.32m max x 5.01m)**

With double glazed window to rear elevation providing fine far reaching views and a door leads to:

**Versatile Open Plan Room**

A superb versatile open plan room with a double glazed window to front elevation providing lovely views to the Church, Velux window to side elevation and attractive Oak plank effect flooring.

**Shower Room**

With wall mounted electric shower, wash basin and WC.

**Externally**

The property stands in a small select close within the corner of a tranquil cul-de-sac and is situated in a generous garden plot bordered by open fields and a small stream. The gardens provide delightful far reaching views South facing over wonderful surrounding Shropshire countryside and incorporate three large paved patio terraces.

**Tenure**

Freehold.

**Services**

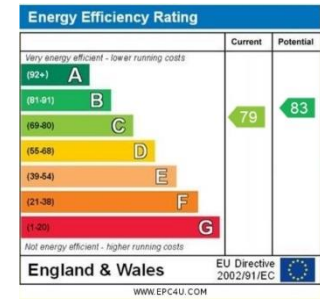
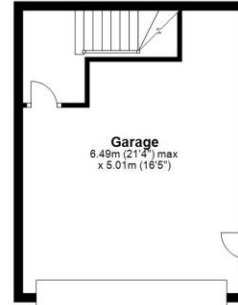
Air source heat pump, underfloor heating, mains drainage (not tested by Cheshire Lamont Limited).

**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.



**Garage**  
Approx. 32.5 sq. metres (349.9 sq. feet)



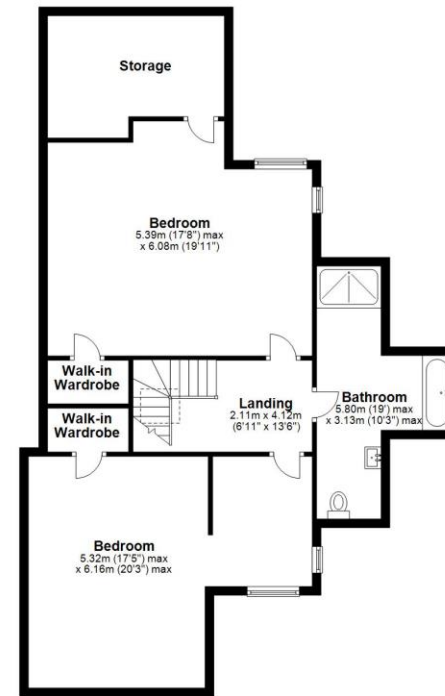
**Ground Floor**  
Approx. 127.7 sq. metres (1375.0 sq. feet)



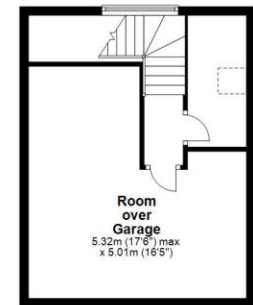
**First Floor**  
Approx. 121.3 sq. metres (1305.4 sq. feet)



**Second Floor**  
Approx. 95.3 sq. metres (1025.5 sq. feet)



**Room over Garage**  
Approx. 32.5 sq. metres (349.9 sq. feet)





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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