



“Hawk House”, Nantwich Road, Wrenbury CW5 8EW





A wonderful detached Grade II listed character residence of exceptional proportions within the centre of Wrenbury village providing outstanding accommodation with a separate self contained courtyard annex, extensive gardens and grassed paddocks extending in all to 6.73 acres. Viewing highly recommended.

- An exceptional spacious detached Grade II listed residence
- Within gardens, grounds and paddocks extending to 6.73 acres overall
- Separate self contained two storey courtyard annex
- Incorporating a wealth of period character features throughout
- Affording significant further potential and offering 4100 sqft of accommodation overall
- Private gated grassed lane to paddocks with agricultural, sporting or equestrian potential
- Three substantial reception rooms, four bedrooms and three bathrooms to main residence
- Within private gated grounds and with various versatile courtyard and garden buildings
- Situated within the centre of historic Wrenbury and nearby to Nantwich
- Early viewing highly recommended

#### Agents Remarks

Hawk House is a charming grade II listed property and has a fascinating and diverse history having previously been a public house and village butchers. The property has been extended several times over the years but the main portion we believe was built in 1720. The house requires some improvements but offers exceptional potential to create an outstanding residence within the village. Wrenbury village benefits from a thriving village store, a superb medical centre, Wrenbury railway station and a renowned Public House and Restaurant. The area is renowned for its leisure and sporting facilities and just a short distance from historic Nantwich.

#### Property Details

A handsome wrought iron gate within a neat hawthorn hedge leads to an engineered block paved brick path that continues to an Oak panel door allowing access to:



**Entrance Hall 8' 1" x 4' 10" (2.46m x 1.47m)**

With original quarry tiled flooring, radiator, glazed windows to side elevations and a handsome period panel door leads to:

**Living Room 19' 9" x 16' 7" (6.03m x 5.05m)**

A stunning reception room of great proportions with a large stone fireplace incorporating a recessed hearth and mantel over, ceiling beams, sectional glazed windows to front elevation, plank flooring, wall light points and a period panel door leads to:

**Inner Hall**

With under stairs cupboard and open access to:

**Snug 18' 5" x 15' 9" (5.61m x 4.80m)**

A delightful room of great charm with ceiling beams, brick quarry tiled flooring, recessed fireplace with quarry tiled hearth incorporating a log burning stove and mantel over, period bakers ovens to either side of breast, sectional glazed window to side elevation, original period butchers hooks and a period panel door leads to:

**Hallway**

With staircase ascending to first floor.

From the Snug a braced period door and sandstone sill leads to:

**Dining Kitchen 21' 11" x 12' 1" (6.69m x 3.69m)**

With vaulted ceiling incorporating ceiling beams and purlin, overhead window light, kitchen range, enamel sink with mixer tap, exposed hardwood strip plank flooring, radiator and a sectional glazed door leads to:

**Garden Room 6' 0" x 6' 0" (1.84m x 1.83m)**

With sectional glazed windows and door to patio and rear gardens.

From the Snug a stud period panel door leads to:

**Side Porch 6' 1" x 3' 7" (1.86m x 1.09m)**

With a sectional glazed window, period sectional glazed door to rear elevation and a period door to Shower Room.

From the Entrance Hall a panel door leads to:

**Inglenook Room 16' 8" x 13' 9" (5.08m x 4.18m)**

With quarry tiled flooring, a recessed fireplace with large mantel over, recessed chimney breast incorporating wood burning stove inset within attractive period surround, sectional glazed window to front elevation, radiator and a period panel door leads to:



**Utility Room 16' 11" x 6' 9" (5.15m x 2.06m)**

With quarry tiled flooring, cast iron fireplace surround, sectional glazed window to front elevation, plumbing for washing machine and door to meter cupboard.

From the Inglenook Room a door leads to:

**Shower Room 10' 5" x 6' 11" (3.18m x 2.10m)**

With shower cubicle, WC, pedestal wash basin, radiator, quarry tiled flooring and an interconnecting door to Side Porch.

**Three Quarter Landing**

And a panel door leads to:

**Master Bedroom 16' 5" x 15' 7" (5.00m x 4.75m)**

An outstanding spacious principal bedroom of exception character with high vaulted ceiling incorporating original King truss and purlins, mezzanine storage area with original exposed crook beam to rear, ornate cast iron fireplace inset within chimney breast upon brick hearth, fitted cupboards, radiator, sectional glazed window to side elevation, door to cylinder cupboard, wall light points and a pine panel door leads to:

**En-Suite Bathroom 12' 4" x 11' 4" (3.76m x 3.45m)**

With a panelled bath, pedestal wash basin, WC, radiator, plank flooring, sectional glazed window to side elevation and sectional glazed windows to rear elevation providing lovely views over the private courtyard and to fields beyond.

From the Three Quarter Landing steps ascend to:

**Inner Landing**

With partially exposed crook frame and beam, radiator, wide plank flooring and a door leads to:

**Bedroom Four 17' 9" x 8' 0" (5.41m x 2.44m)**

With partially exposed ceiling beams, sectional glazed window to front elevation and wide plank flooring.

From the Landing a panel door leads to:

**Bedroom Three 13' 8" x 12' 0" (4.17m x 3.67m)**

With partially exposed beams, sectional glazed window to front elevation, wide plank flooring, original cast iron fireplace and radiator.

From the Landing a panel door leads to:

**Bedroom Two 15' 0" x 13' 8" (4.56m x 4.17m)**

With radiator, wide plank flooring, intriguing original exposed chimney breast, recessed cast iron fireplace within surround and sectional glazed window to front window.

From the Landing a panel door leads to:

**Bathroom 19' 2" x 4' 4" (5.85m x 1.31m)**

With a freestanding cast iron claw and ball roll top bath, separate shower cubicle, WC, pedestal wash basin, half tiled walls, part tiled flooring and part plank flooring, recessed ceiling lighting, sectional glazed window to front elevation and radiator within panel.

**Courtyard**

A gravel courtyard stands to the rear of the property with a range of outdoor buildings, flower beds, borders and a stable door leads to:

**Delightful Self Contained Courtyard Annex****Living/Dining Room 16' 11" x 14' 6" (5.15m x 4.41m)**

With high vaulted ceiling incorporating a wealth of ceiling beams and purlins, full height Cheshire brick chimney breast incorporating a log burning stove upon stone hearth and with mantel over, sectional glazed windows to front and side elevations, Velux window, radiators and a period panel door leads to:

**Kitchen 9' 10" x 9' 0" (2.99m x 2.75m)**

With base and wall mounted units, sectional double glazed window to side elevation, electric cooker point, ceiling beams, single drainer sink unit and a period panel door leads to:

**Shower Room**

With a wet floored shower, tiled walls, tiled flooring, WC, wall mounted wash basin, ceiling beams and sectional glazed window and recessed ceiling lighting.

A staircase ascends to:

**First Floor Galleried Landing**

With a period panel door to airing cupboard and a further period panel door leads to:

**Annex Bedroom 14' 8" x 9' 3" (4.48m x 2.83m)**

With ceiling beams, radiator and window to side elevation.

From the Landing a period panel door leads to:

**Annex Bathroom**

With a panelled bath incorporating shower over, WC, pedestal wash basin and radiator.

**Adjoining Two Storey Garage 14' 8" x 12' 8" (4.48m x 3.85m)**

With a high vaulted ceiling incorporating ceiling beams and exposed full height Cheshire brick wall providing superb store space or garage space. An interconnecting door leads to:

**Adjoining Stable 14' 8" x 8' 11" (4.48m x 2.73m)**

With stable door and window to gable elevation.

**Courtyard Washhouse and Boiler Room**

With enamel sink, original brick flooring, ceiling beams and an oil fired central heating boiler.

**Gardens**

The walled, side courtyard benefits from attractive aspects and a pedestrian gate leads to the front of the property and a further gate allows access to the rear courtyard. Two period timber and corrugated iron roofed stables stand within the courtyard. Double gates allow access to the adjoining private lane. From the courtyard, access leads over a rear lawned garden area. To the rear of the courtyard open access leads over a large lawned garden area retained within high walling, trees and hedging and a gate allows access over a further paddock area with period timber buildings suitable for a variety of purposes. The property benefits from almost 7 acres overall. Access to the fields at the rear of the property derive via a five bar gate to the side of Hawk House and lead down a green lane bordered by neat hedging and mature trees which provides access to a large agricultural and versatile area at the rear. Hawk House stands back from the road behind hawthorn hedging and provides attractive cottage style gardens to the front with a path leads to the side of the house to a gravel driveway which leads to the courtyard via double gates and to the fields beyond.

**Tenure**

Freehold.

**Services**

Oil fired central heating, mains water and electricity (not tested by Cheshire Lamont).

**Viewings**

Strictly by appointment only via Cheshire Lamont.

**Directions**

From Nantwich proceed towards Whitchurch past the lake and continue to Sound. Take the first right turning past Sound Primary School and continue over the next junction to Wrenbury along Nantwich Road. Upon entering Wrenbury village proceed towards the Church and Hawk House is prominently situated just before the village store.



# Hawk House

Total Approx. Floor Area 4095 Sq.ft. (380.5 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



**Outbuilding**  
Approx. Floor Area 228 Sq.Ft (21.2 Sq.M.)

**Annexe Ground Floor**  
Approx. Floor Area 708 Sq.Ft (65.8 Sq.M.)

**Annexe First Floor**  
Approx. Floor Area 270 Sq.Ft (25.1 Sq.M.)

**Ground Floor**  
Approx. Floor Area 1655 Sq.Ft (153.8 Sq.M.)

**First Floor**  
Approx. Floor Area 1234 Sq.Ft (114.6 Sq.M.)





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