



“Plovers Rise”, Pewit Lane, Hunsterson, Near Nantwich CW5 7PP





An exceptional highly individual and substantial contemporary five bedroom residence in outstanding tranquil Cheshire countryside affording stunning design, style and appeal incorporating impeccable features standing in extensive grounds, gardens and paddock to 1 acre with detached triple garaging, carport and studio over. Viewing highly recommended.

- A highly individual rural residence in gated private grounds, gardens and paddock to 1 acre
- Within outstanding South Cheshire countryside in a highly sought after country location nearby to Nantwich and Audlem
- Providing impeccably designed, versatile accommodation to 3400 sqft
- Incorporating superb contemporary design, style and features with attractive surrounding aspects
- Versatile ground floor bedroom accommodation with en-suite and principal bathroom
- Exceptional vaulted two storey beamed open plan living family dining kitchen, separate utility room and cloakroom
- First floor mezzanine balcony and home office overlooking living area
- Stunning first floor principal bedroom suite with superb fitted wardrobes, dressing area and luxurious bathroom
- Highly efficient ground source underfloor heating to ground floor, electric underfloor heating to principal bedroom, porcelain tiled flooring and bespoke German kitchen
- Large driveway, triple garaging, first floor studio and carport

Agents Remarks

This intriguing and delightfully styled country residence was constructed to a very high standard. The rural hamlet of Hunsterson offers super local walks, bridle & cycle paths and the desirable picturesque village of Audlem is just 3 miles away. The property stands in a fine location just 4 miles from Nantwich. Junior schooling is well served at highly regarded Bridgemere Primary School and senior schooling at Brine Leas Academy. There are a number of thriving Public House/restaurants nearby and a wealth of sporting facilities on offer.



Property Details

An Indian stone path and ramp lead to a tiled pitched canopy porch with a large wide handsome Oak door incorporating a double glazed panel allows access to:

Glorious Vaulted Galleried Reception Hall 15' 3" x 12' 8" (4.66m x 3.87m)

With lovely aspects to the Open Plan Family Living Dining Kitchen, high vaulted ceiling incorporating a mezzanine balcony, exposed Oak spindle and railed staircase ascending to first floor, recessed ceiling lighting, Oak door to cloaks/utility cupboard, high overhead Velux window, porcelain tiled flooring and an Oak door leads to:

Cloakroom

With corner fitted wash basin, WC and porcelain tiled flooring.

From the Reception Hall open access leads to:

Open Plan Living Family Dining Kitchen 30' 8" x 25' 6" (9.35m x 7.76m)

An outstanding room with superb aspects to a mezzanine balcony area and to a glazed office to the first floor.

Living Area

With Oak beams, porcelain tiled flooring, full height double glazed windows to front elevation, high double glazed feature window and stunning gable elevation incorporating five-panel bi-folding Oak double glazed doors to an extensive Indian stone terrace enjoying wonderful countryside aspects and aspects over the gardens.

Kitchen Area

Superbly appointed with a German kitchen of impeccable design with a wide range of high quality mat grey fronted base and wall mounted units, deep quartz working surfaces, raised dining counter incorporating built-in microwave oven, drinks fridges, cupboards and drawers, one and a half bowl sink unit with mixer tap, integrated dishwasher, built-in double electric ovens, induction hob with filter canopy over, American fridge freezer, recessed ceiling lighting, Velux window, double glazed window, Oak beams, Oak double glazed double doors to South West facing private gardens and an Oak door leads to:

Laundry/Utility Room 11' 1" x 9' 8" (3.38m x 2.94m)

With full height fitted cupboards incorporating manifolds for ground source underfloor heating, single drainer sink unit with mixer tap, plumbing for washing machine, wall mounted cupboards, porcelain tiled flooring, recessed ceiling lighting and an Oak glazed door to outside.

From the Reception Hall an Oak door leads to:



Lounge 17' 8" x 15' 2" (5.39m x 4.63m)

A delightful relaxing reception room with a central fireplace upon recessed hearth incorporating a log burning stove with double glazed Oak doors to either side and enjoying pleasant aspects over the gardens, wall light points and Oak beams.

From the Reception Hall an Oak door leads to:

Inner Hall

With double glazed Oak door to gable elevation and an Oak door leads to:

Bedroom Two 11' 6" x 11' 2" (3.50m x 3.41m)

With double glazed window and an Oak door leads to:

En-Suite Shower Room

With an enclosed tiled shower enclosure, tiled flooring, part tiled walls, vanity wash basin with cupboards beneath, WC, extractor fan and recessed ceiling lighting.

From the Inner Hall an Oak door leads to:

Bedroom Four/Dining Room 14' 2" x 10' 4" (4.33m x 3.16m)

With double glazed window to South elevation.

From the Inner Hall an Oak door leads to:

Family Bathroom 11' 5" x 9' 1" (3.49m x 2.77m)

With a panelled bath, WC, pedestal wash basin, tiled shower enclosure, tiled flooring, part tiled walls, recessed ceiling lighting, radiator and double glazed window.

From the Inner Hall an Oak door leads to:

Bedroom Five 11' 11" x 11' 9" (3.64m x 3.57m)

With double glazed window.

From the Inner Hall an Oak door leads to:

Bedroom Three 15' 2" x 11' 10" (4.63m x 3.61m)

With two double glazed windows.

From the Reception Hall a staircase ascends to:

Large First Floor Galleried Landing

With Velux window, balcony overlooking ground floor accommodation and an Oak door leads to:

First Floor Mezzanine Office 13' 8" x 12' 3" (4.17m x 3.73m)

With full Oak gabled windows overlooking ground floor, Velux window and recessed ceiling lighting.



From the landing an oak door leads to:

Master Bedroom Suite

A stunning principal bedroom suite with an Oak door to:

Deep Walk-In Fitted Wardrobes

With a door to further eaves storage.

Bedroom Suite 26' 8" x 17' 3" (8.14m x 5.27m)

A stunning spacious bedroom area with Velux window to South elevation, high vaulted ceiling with a wealth of Oak woodwork, Oak double doors to Juliet balcony, a superb dressing area with a vast range of fitted wardrobes incorporating railings and shelving and an Oak door leads to:

En-Suite Bathroom

With an attractive oblique corner bath incorporating hand-held shower attachment, pedestal wash basin, WC, tiled shower cubicle, tiled flooring, tiled walls, chrome towel radiator and recessed ceiling lighting.

Externally

The property stands in private gated grounds, gardens and paddock extending to 1 acre and benefits from a detached double garage with an external anti-slip staircase ascending to a versatile first floor studio room, attached single garage and carport. The property benefits from attractive views and aspects and the half acre paddock borders woodland. The South West facing gardens are extensively lawned with an Indian stone paved patio and pathways and incorporating beautiful landscaped areas with flower beds, borders, plants, trees and shrubs.

Double Garage 20' 10" x 19' 1" (6.36m x 5.81m)

First Floor Studio Room 20' 4" x 18' 8" (6.19m x 5.69m)

Single Garage 15' 7" x 8' 11" (4.76m x 2.71m)

Carport 16' 11" x 10' 2" (5.16m x 3.10m)

Tenure

Freehold.

Services

Private drainage via waste treatment plant, ground source underfloor heating throughout and rainwater recovery system, mains water and electricity.

Directions

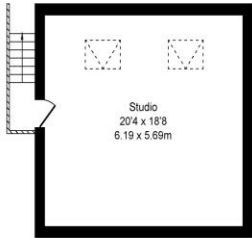
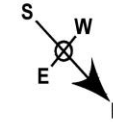
Proceed out of Nantwich along Wellington Road and continue onto Audlem Road for approx. 3 miles. Turn left along Birchall Moss Lane and left again onto Bridgemere Lane. Proceed along Bridgemere Lane and turn right down Pewit Lane, proceed for half a mile and turn right along the country lane. Continue for a further 400 yards where our board is situated at Plovers Rise.



Plovers Rise

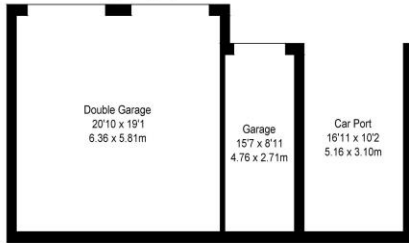
Total Approx. Floor Area 4310 Sq.ft. (400.3 Sq.M.)

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.



Studio
204 x 188
6.19 x 5.69m

Outbuilding
Approx. Floor
Area 379 Sq.Ft
(35.2 Sq.M.)



Double Garage
2010 x 191
6.36 x 5.61m

Garage
157 x 811
4.76 x 2.71m

Car Port
1611 x 102
5.16 x 3.10m

Garage
Approx. Floor
Area 516 Sq.Ft
(47.9 Sq.M.)



Bedroom
152 x 1110
4.63 x 3.61m

Dining Room
142 x 104
4.33 x 3.16m

Living Room
178 x 152
5.39 x 4.63m

Utility
111 x 98
3.38 x 2.94m

Open Plan Kitchen/Living/ Dining Room
308 x 256
9.35 x 7.76m

Hall
369 x 33
11.18 x 0.99m

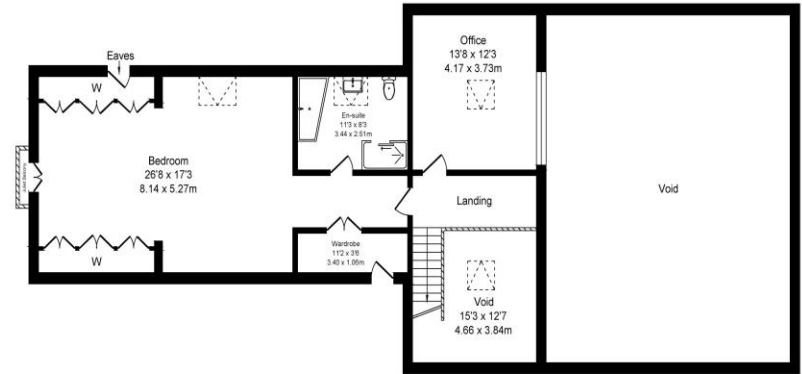
Entrance Hall
153 x 128
4.66 x 3.87m

Bedroom
1111 x 1119
3.64 x 3.57m

Bathroom
115 x 91
3.49 x 2.77m

Bedroom
116 x 112
3.50 x 3.41m

Ground Floor
Approx. Floor
Area 2361 Sq.Ft
(219.3 Sq.M.)



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