



**“Nut Tree Farm”, Wybunbury Lane, Stapeley, Nantwich CW5 7HH**

**CHESHIRE  
LAMONT**







A simply exceptional detached country residence standing in landscaped gated gardens and grounds to 1.1 acres with a large ornamental wildlife pond affording delightful rural views over South Cheshire countryside with impeccably presented and appointed stylish accommodation of considerable character and appeal within a fine and sought after location nearby to Nantwich. NO CHAIN. Viewing highly recommended.

- An outstanding individual detached country residence
- Standing within delightful South facing gardens and grounds to 1.1 acres with lovely views over Cheshire countryside
- Situated in a delightful location on the periphery of Wybunbury village and nearby to historic Nantwich
- Appointed and presented throughout to an exceptional standard with stunning features and character
- With garaging, carports, storage buildings, Breeze House, summerhouse and ornamental wildlife pond
- Entrance hall, reception hall, spacious open plan lounge and dining room with central feature fireplace
- Contemporary kitchen with breakfast room, utility room and cloakroom
- Sitting room/snug, versatile gym/playroom and home office
- Master bedroom suite with glazed balcony and en-suite , three further double bedrooms and luxurious Jack and Jill en-suite and family bathroom
- NO CHAIN for early completion, viewing highly recommended

#### Agents Remarks

"Nut Tree Farm" is a stunning period house which has been comprehensively improved in recent years to a significant style and standard. Approached over a pillared and splayed gated entranceway, the drive sweeps through front gardens and continues to the rear of the house. The South facing gardens border open countryside and are impeccably landscaped and incorporate a superb range of high quality garden and leisure buildings with a large garden/wildlife pond overlooked by an extensive raised garden terrace. Wybunbury is a





delightful village offering all the requisites of village life with a post office/shop, three well regarded public houses/restaurants, church and junior schooling. The village is famed for its leaning tower and annual fig pie rolling competition. Nantwich is a charming and historic market town in South Cheshire countryside providing a wealth of Period buildings, 12th Century church, cobbled streets, independent boutique shops, cafes, bars and restaurants, historic market hall, superb sporting and leisure facilities with an outdoor saltwater pool, riverside walks, lake, nearby canal network, highly regarded Junior and Senior schooling and nearby to the M6 Motorway at Junction 16 and Crewe mainline Railway Station is just 3 miles away. Whatever your interest you'll find plenty to do in Nantwich. There are many visitor attractions within a short distance of the town including Bridgemere Garden Centre, The Secret Nuclear Bunker, Nantwich Museum and Cholmondeley Castle Gardens. It is also a major centre for canal holidays with several marinas within easy reach on the Shropshire Union and Llangollen canals. Nantwich hosts a number of festivals throughout the year including The Nantwich Show, Nantwich Jazz Festival and the Food Festival.

#### Property Details

A gravel path leads through delightful lawned front gardens and continues to a tiled pitched timber canopy porch with a sectional glazed panelled door allowing access to:

#### Entrance Hall

With wood panelling incorporating seating area and shelving, antique style radiator, built-in cloaks cupboards incorporating railing, tiled floor, deep skirting and an Oak glazed door leads to;

#### Reception Hall

With tiled floor, dado railing, antique style radiator, returned staircase ascending to first floor and Oak panelled doors to snug, breakfast kitchen, understairs storage cupboard and open plan lounge with formal dining area.

#### Snug/Sitting Room 13' 0" x 12' 5" (3.96m x 3.78m)

Dual aspect with uPVC double-glazed windows to front and side elevations, wall light points, built-in media unit with television point incorporating cupboards beneath, cast iron stove upon black hearth with Oak beam over and antique style radiator.

#### Open Plan Lounge and Dining Room 31' 3" x 12' 11" (9.52m x 3.93m)

##### Dining Room

A light and airy reception room with tiled floor, antique style radiators, uPVC double-glazed windows to side elevation, recessed ceiling lighting, two wall light points, Oak panelled doors to study and playroom/gym, central feature fire incorporating wood burning stove open to both dining room and lounge.





### Lounge Area

With tiled floor, recessed lighting, two uPVC double-glazed windows to side elevation, two uPVC double-glazed windows to rear elevation providing stunning aspects over the gardens, television point and a uPVC double-glazed door to patio.

### Gym/Playroom/Hobby Room 10' 10" x 7' 10" (3.30m x 2.40m)

With a uPVC double-glazed window to front elevation, double-glazed patio doors to gardens and tiled floor.

### Study/Home Office 7' 7" x 6' 2" (2.30m x 1.88m)

With recessed lighting, uPVC double-glazed window to rear courtyard and antique style radiator.

### Open Plan Kitchen with Breakfast Room

#### Breakfast Room 13' 3" x 9' 10" (4.05m x 2.99m)

A beautiful room with bi-folding doors to patio and gardens, a superb range of cupboards with pull handles incorporating wine rack, quartz working surfaces with upstands, uPVC double-glazed window, recessed ceiling and open access leads to;

#### Kitchen 17' 3" x 8' 8" (5.26m x 2.63m)

Beautifully appointed with a superb range of base units comprising cupboards and drawers in cream and complimentary grey, two glass fronted wall mounted units, Belfast style sink with mixer tap, uPVC double-glazed windows to front elevation, space for Rangemaster with Rangemaster extractor and light above, cupboards with space for American style fridge/freezer, recessed lighting, integrated dishwasher, cupboard incorporating washing machine, cupboard incorporating oil fired central heating boiler, controls for hot water and central heating supplies, tiled floor and a glazed door leads to;

#### Utility Room 5' 2" x 4' 0" (1.58m x 1.22m)

With grey base units, integrated tumble dryer, full height, Oak working surface and upstands, uPVC double-glazed door to rear courtyard, door to cloakroom and tiled floor.

#### Cloakroom 4' 4" x 4' 0" (1.31m x 1.22m)

With low level Twyford WC, feature vanity wash basin with mixer tap incorporating drawers beneath, uPVC double-glazed window to side and wall light point.

A dual staircase ascends to:

### First Floor Landing

With an Oak panelled door to airing cupboard incorporating a cylinder system and slatted shelving suitable for linen store, double-glazed window, recessed lighting and an Oak panelled door leads to;



**Master Bedroom Suite 21' 3" x 15' 1" (6.47m x 4.60m)**

With bi-folding doors to beautiful glazed balcony enjoying lovely aspects over the gardens and fields beyond, uPVC double-glazed window, a superb range of built-in wardrobes incorporating railing and shelving, two antique style radiators, television point and an Oak panelled door leads to;

**En-Suite Shower Room 9' 3" x 3' 10" (2.83m x 1.17m)**

Superbly appointed with a walk-in shower enclosure incorporating a rainfall shower over, further detachable shower hose and glazed screen, vanity wash basin with cupboard beneath, low level WC, sensory illuminated mirror, tiled walls, recessed ceiling lighting, extractor fan and heated towel rail.

**Bedroom Two 14' 3" x 12' 11" (4.34m x 3.94m)**

With a uPVC double glazed window, antique style radiator, recessed ceiling lighting, built-in wardrobes and an Oak panelled door leads to;

**Contemporary Jack and Jill En-Suite 10' 8" x 7' 7" (3.25m x 2.32m)**

With a walk-in shower incorporating rainfall shower over and glazed screen, low level WC, vanity wash basin within three drawer unit, sensory illuminated mirror, two uPVC double-glazed windows, recessed lighting, tiled floor, tiled walls and antique style radiator.

**Bedroom Three 13' 0" x 12' 6" (3.96m x 3.80m)**

Dual aspect with two uPVC double-glazed windows, antique style radiator, loft access, built-in hanging rail and shoe store incorporating mirror and an Oak panelled door to Jack and Jill En-Suite.

**Family Bathroom 10' 11" x 8' 6" (3.34m x 2.59m)**

Exceptionally well appointed with a freestanding roll top bath incorporating central taps and detachable shower hose, walk-in shower enclosure with rainfall shower over shower, further detachable shower hose and glazed screen, uPVC double-glazed window, recessed ceiling lighting, vanity wash basin with cupboard beneath, sensory illuminated mirror, low level WC, tiled walls with shelving niches, tiled floor and a heated towel rail incorporating antique style radiator.

**Bedroom Four 13' 9" x 11' 0" (4.18m x 3.35m)**

With Velux window, uPVC double glazed window, antique style radiator, built-in wardrobes and study area.

**Externally**

Nut Tree Farm is a stunning property standing within extensive South facing landscaped gardens and grounds to approximately 1.1 acres benefiting from a paved patios, superb ornamental wildlife pond and



a large entertaining terrace incorporating a superb "Breeze House, all secluded and bordered within fencing and neat boundary hedging. To the front of Nut Tree Farm stands a brick pillared electrically operated gateway which allows access to a sweeping gravel driveway and leads to a large lawned area with summerhouse, garaging, two carports and useful garden stores/log store.

**Tenure**

Freehold.

**Services**

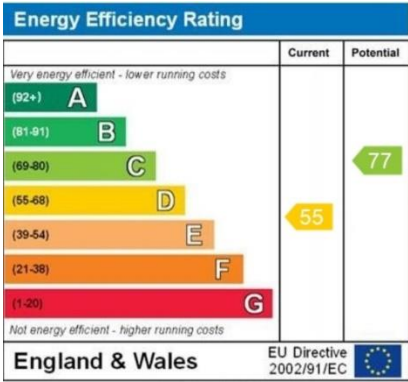
Oil fired central heating, private drainage, mains water and electricity (not tested by Cheshire Lamont).

**Viewings**

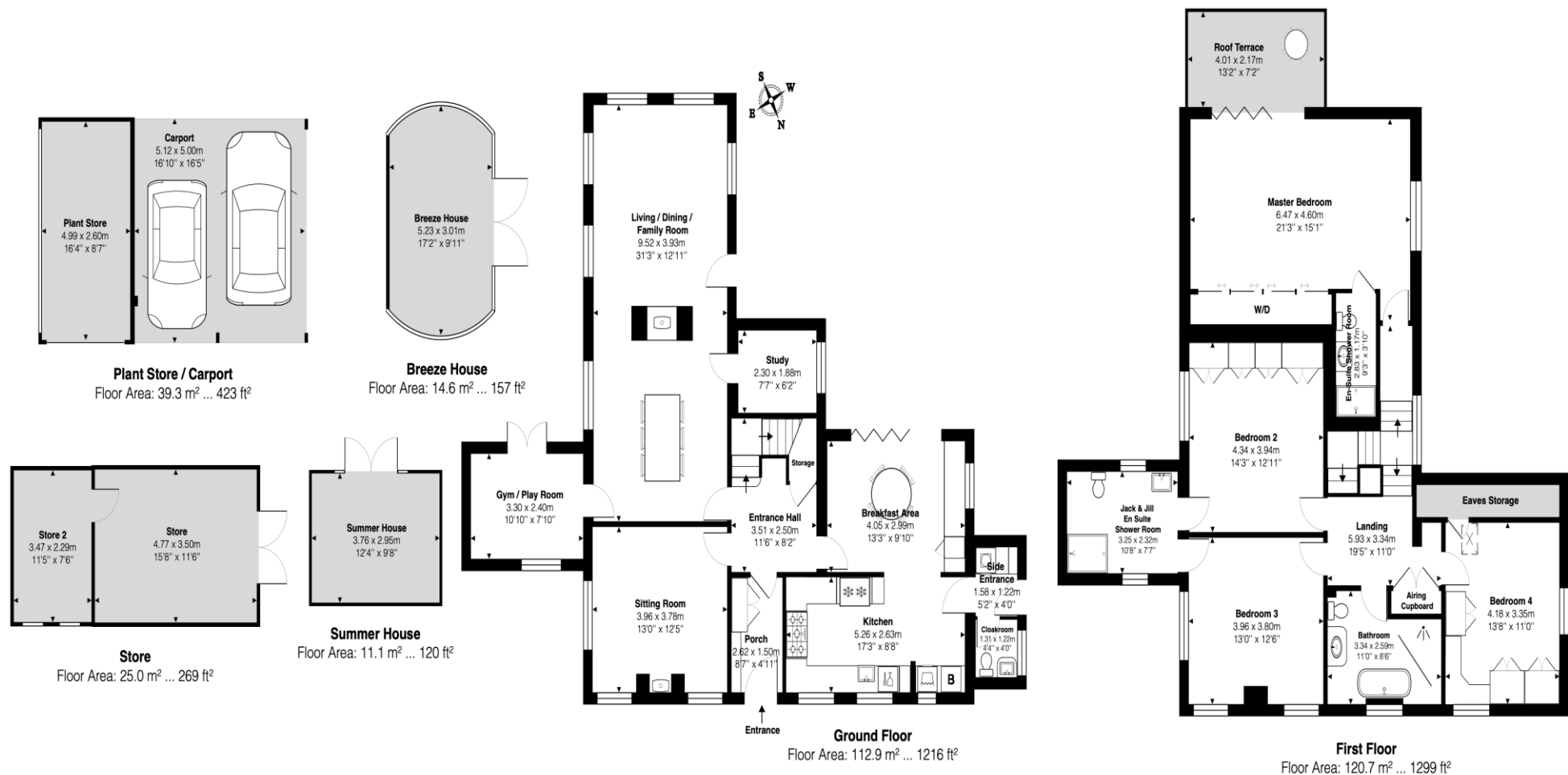
Strictly by appointment only via Cheshire Lamont.

**Directions**

Proceed out of Nantwich along London Road and onto Newcastle Road to the roundabout at the A500. Turn right onto Newcastle Road and continue for approx. 3/4 mile. Turn right onto Heywood Green Road and left onto Wybunbury Lane. Nut Tree Farm is located on the right hand side.







# **NUT TREE FARM, WYBUNBURY LANE, STAPELEY, NANTWICH, CHESHIRE, CW5 7HH**

All Building Parts Approximate Gross Internal Area: 323.6 m<sup>2</sup> ... 3483 ft<sup>2</sup> (Including Roof Terrace, excluding eaves storage)

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.

This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.

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