



“Maple House”, Church Road, Aston Juxta Mondrum CW5 6DR

CHESHIRE
LAMONT



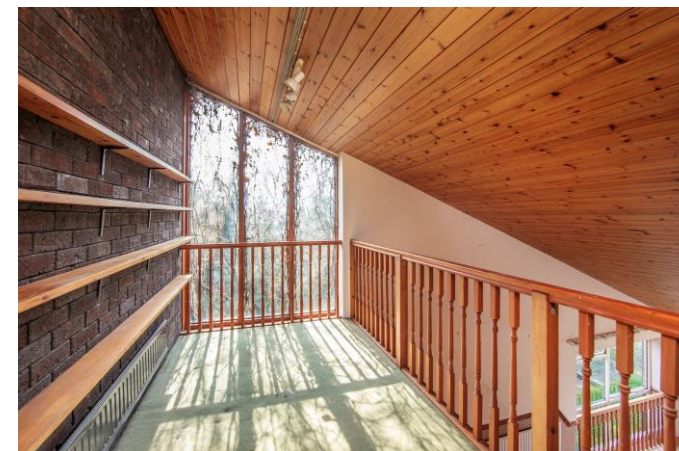
A most unique three storey five bedroom detached residence standing within extensive gardens and grounds to 0.53 of an acre in a highly sought after rural location nearby to Nantwich, constructed in 1972 to exacting individual specifications for its time requiring some structural repair and ideal for significant enhancement. NO CHAIN for early completion.

- A most unique five bedroom three storey residence affording almost 3000 sqft of accommodation
- Standing in extensive established gardens and grounds to 0.53 of an acre
- Situated within a tranquil rural location nearby to historic Nantwich
- Benefiting from a long private gated driveway, carport and triple garaging
- Spacious reception hall, four ground floor double bedrooms, three bathrooms
- Large vaulted living/games room with annex potential, cloakroom, utility room
- Exceptional vaulted first floor living room with balcony to gardens and overlooked by second floor balcony
- First floor dining kitchen, stairs to second floor, study, large linen store, bedroom five with en-suite
- Standing in a fine location nearby to St Oswalds School and Church and close to Worleston village
- Offering significant potential requiring remediation and individual improvements and enhancements
- NO CHAIN

Agents Remarks

This highly individual and significant property was constructed to exacting specifications and unique design by local renowned builders in 1972 and a further extension was carried out by the same builders in later years.

Most recently, the property has suffered some disrepair and structural movement. The property is deemed to be **unmortgageable** in its current condition and is ideally suited to experienced buyers or developers.



Aston Juxta Mondrum is named in the Domesday Book and prized for its local Church and primary school. There is a busy village hall and a popular pub/restaurant as well as a thriving long standing bakery/shop within nearby Worleston. For a wider range of amenities the ancient market town of Nantwich is just 4 miles away. There are excellent equestrian facilities just 4 miles away at The South View Competition and Training Centre, the premier equestrian centre in the region. The property has excellent communication links with the M6 for access to Manchester, Liverpool and Birmingham (all with international airports). Crewe Station has direct rail services to London Euston in about 1 hour 35 minutes.

Property Details

A driveway leads through a 5-bar gate along a long entrance drive which continues to a carport and triple garage. A path from the drive leads to a sectional glazed door with a sectional glazed side panel allowing access to:

Entrance Hall

With quarry tiled flooring, radiator and a door leads to:

Living Room/Games Room 16' 3" x 17' 10" (4.96m x 5.44m)

With full height window to front elevation, pitched pine clad ceiling with central ceiling purlin and beams, maple flooring, large rebated fireplace with slate hearth, window to rear elevation and radiator.

From the Entrance Hall a door leads to:

Cloakroom

With wall mounted wash basin, WC, window and quarry tiled flooring.

From the Entrance Hall a door leads to:

Utility Room 9' 1" max x 8' 4" (2.76m max x 2.53m)

With floor mounted oil fired central heating boiler, single drainer sink unit with mixer tap, quarry tiled flooring, window to rear elevation and a doorway leads to:

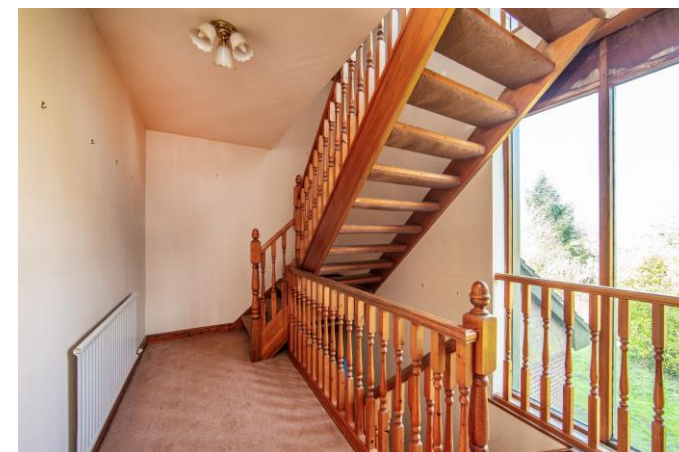
Rear Porch

With door to outside and access to roof storage space.

From the Entrance Hall glazed double doors lead to:

Reception Hall 8' 6" x 28' 0" (2.58m x 8.54m)

A grand reception hall with a glazed sectional door to rear patio area, three full height windows to rear elevation, maple flooring, exposed feature walling, radiator, door to airing cupboard, staircase to first floor and a doorway leads to:



Ground Floor Guest Suite

With inner hall and a door leads to:

Bathroom 8' 8" x 5' 10" (2.65m x 1.78m)

With pine panelled bath with shower, pedestal wash basin, WC, tiled flooring, window to front elevation and a door leads to:

Bedroom Three 11' 11" x 11' 8" (3.64m x 3.56m)

With door to front elevation and radiator.

From the Inner Hall a door leads to:

Bedroom Four 11' 11" x 9' 10" (3.64m x 3.00m)

With window to front elevation and radiator.

From the Reception Hall a door leads to:

Bedroom One 15' 5" x 11' 11" (4.71m x 3.64m)

With a window to front elevation, radiator, built-in cupboard, full width windows to side elevation incorporating a door to sheltered patio area and a door leads to:

En-Suite Bathroom 5' 0" x 11' 11" (1.52m x 3.63m)

With a corner fitted bath, pedestal wash basin, WC and window to side elevation.

From the Reception Hall a door leads to:

Bedroom Two 11' 11" x 11' 11" (3.62m x 3.63m)

With window to rear elevation, radiator and a door leads to:

En-Suite Bathroom (2) 8' 6" x 5' 10" (2.59m x 1.78m)

With pine panel bath, pedestal wash basin, WC and window to rear elevation.

First Floor Galleried Landing

With full height windows to rear elevation providing superb views, radiator, staircase ascending to second floor and a doorway leads to:

Open Plan Dining Kitchen 20' 4" x 11' 8" (6.19m x 3.56m)

With base and wall mounted units, single drainer one and a half bowl sink unit with mixer tap, built-in oven, hob with filter canopy over, integrated dishwasher, window and radiator.

From the Landing a double doorway leads to:

Stunning Open Plan Vaulted Split Level Reception Room 20' 4" x 28' 8" (6.19m x 8.74m)

With high pine clad ceiling that ascends to a second floor galleried balcony and steps descend to a living area with full width sliding patio



doors to balcony (unsafe in current condition) providing outstanding far reaching views to open countryside with a spiral staircase descending to a the garden, full height window to front elevation pine clad tv plinth and radiators.

Second Floor Landing

With radiator, windows to rear elevation enjoying lovely views, pine clad ceiling, doorway to study, door to linen cupboard incorporating cylinder system, access to loft and a door leads to:

Bedroom Five 12' 0" x 11' 11" (3.65m x 3.64m)

With two velux style windows, radiator and a door leads to:

En-Suite Shower Room

With shower cubicle, WC and wall mounted wash basin.

From the Landing double doors lead to:

Second Floor Balcony 12' 0" x 6' 3" (3.65m x 1.91m)

With full height windows to front elevation and balcony overlooking the Reception Room.

Externally

The driveway leads through a splayed pillared entrance drive with a 5-bar gate allowing access to a further driveway area with a carport/timber log store that continues to the rear where there is a separate row of triple garaging. The gardens extend to all side of the property with lawned South West facing rear gardens incorporating patio terracing and a woodland area incorporating wildlife areas and an abundance of various plants, trees and shrubs.

Triple Garaging

With up and over doors, pitched ceiling, light, power and door to side.

Tenure

Freehold.

Services

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

Viewings

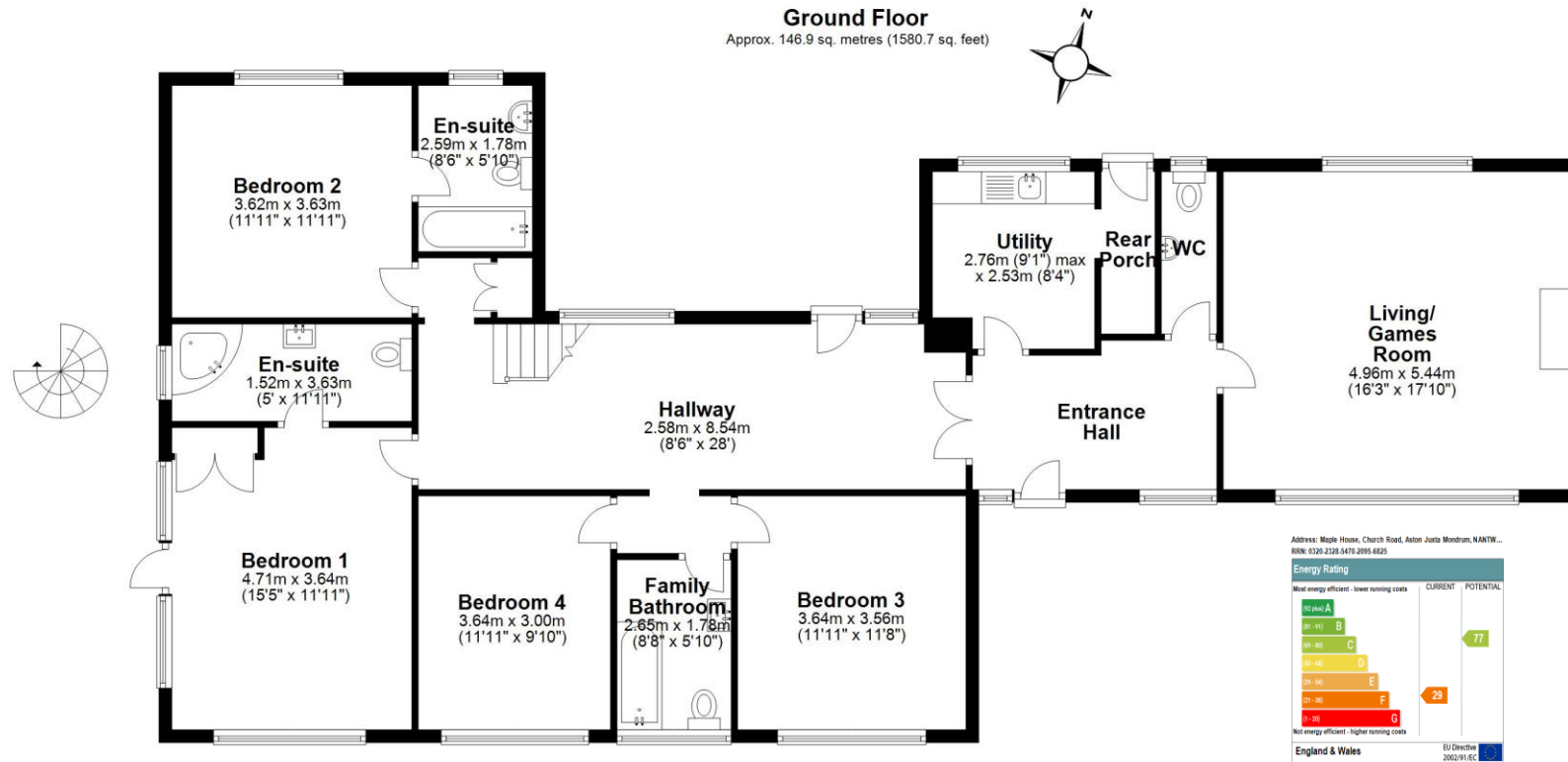
Strictly by appointment only via Cheshire Lamont.

Directions

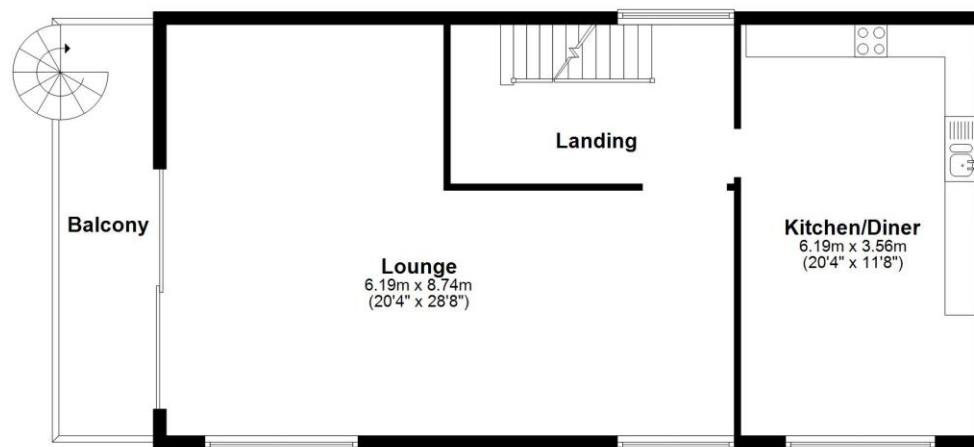
From Nantwich proceed along Barony Road until reaching the roundabout at Reaseheath. Turn right to Worleston, past Rookery Hall Hotel and continue through Worleston village. Turn left into Station Road and continue past the school on the left hand side and past the church on the right hand side upon Church Road. Continue for 400 yards and Maple House is on the right hand side.



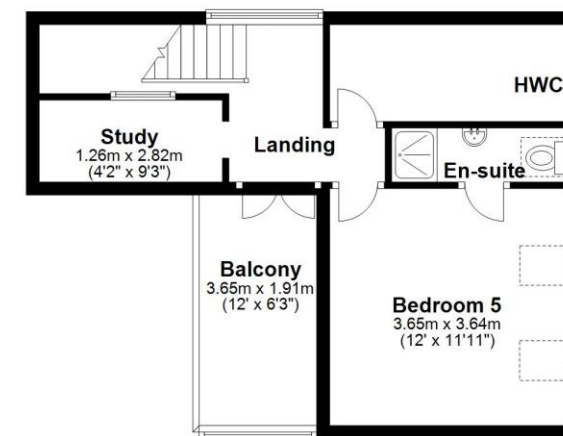
Ground Floor
Approx. 146.9 sq. metres (1580.7 sq. feet)



First Floor
Approx. 78.4 sq. metres (844.1 sq. feet)



Second Floor
Approx. 33.5 sq. metres (360.4 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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