



“New Farm”, French Lane, Baddington, Near Nantwich CW5 8AL

CHESHIRE
LAMONT



An exceptional and highly individual house of great appeal standing in outstanding countryside within 0.8 of an acre of gardens and grounds adjoining open fields to all sides and affording fine far reaching views. Providing recent significant enhancements and comprehensive improvements with some considerable versatile further potential. Viewing recommended.

- A most spacious and highly individual detached country house
- Standing in wonderful South Cheshire countryside with extensive views to all sides
- Providing exceptional versatile space and with potential of a self contained ground floor suite
- Incorporating superb recent extensive improvements
- Affording flexible accommodation to 2400 sqft over two floors
- Stunning vaulted principal living room and exceptional vaulted living family dining kitchen
- First floor master bedroom with en-suite, balcony and stunning views
- Three ground floor bedrooms and contemporary bathroom with wet floor shower room
- Further spacious ground floor accommodation providing outstanding further potential
- Viewing recommended

Agents Remarks

Nestled within the picturesque Cheshire countryside, New Farm is close to the famed "Secret Bunker" and is situated off Coole Lane which provides an excellent variety of sporting and leisure pursuits as well as shooting at local Mickley Hall. The property is ideally situated for easy access to nearby historic Nantwich. The house has been superbly improved in significant areas to a very high standard and incorporates excellent design and features with windows and bi-folding doors incorporating internal blinds and enjoys great views to all sides. Nearby 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 double glazed door within double glazed side panels allows access to:

Reception Hall

With tiled flooring, radiator, ceiling beams and a pine panel door leads to:

Cloakroom

With WC, wall mounted wash basin and extractor fan.

From the Reception Hall a pine panel door leads to:

Open Plan Living, Family, Dining, Kitchen 18' 2" x 26' 9" max (5.54m x 8.15m max)

A glorious light room providing exceptional space with two ceiling beams within vaulted ceiling, stunning range of shaker style base and wall mounted units, attractive working surfaces and upstands, extensive central dining island with cupboards and drawers beneath and incorporating an AEG ceramic hob with integrated extractor and filter, built-in double electric oven, twin Belfast sink with integrated instant hot water boiling tap and filter, integrated dishwasher, integrated wine cooler, full height corner fitted illuminated pantry cupboard with extensive shelving, niche for American style fridge freezer, 5-panel bi-folding doors incorporating fitted blinds to south west elevation providing lovely aspects over the gardens, two uPVC double glazed windows to east elevation, oak flooring, two raw metal finished radiators and sectional glazed exposed pine double doors lead to:

Stunning Principal Living Room 19' 7" x 18' 2" (5.97m x 5.54m)

Providing lovely aspects to both sides of the property via uPVC double glazed windows incorporating fitted blinds, vaulted ceiling with central ceiling beam, large Cheshire brick feature fireplace with raised stone hearth incorporating a wood burning stove, radiators, high quality oak flooring and wall light points.

From the Reception Hall a pine panel door leads to:



Sitting Room/Snug 25' 2" x 14' 2" (7.67m x 4.32m)

With a further kitchen area comprising single drainer one and a half bowl sink with mixer tap, uPVC double glazed window, plumbing for dishwasher and washing machine, tiled flooring, recessed ceiling lighting, wall light points, 3-panel bi-folding doors to south west elevation, pine panel door to under stairs storage cupboard and folding double doors lead to:

Utility/Boot Room 11' 7" x 10' 0" (3.53m x 3.05m)

Offering further potential with a uPVC double glazed window, ceiling beams, deep Belfast sink with mixer tap, plumbing for washing machine, radiator and tiled flooring.

From the Sitting Room/Snug a folding door leads to:

Office 10' 8" x 10' 4" (3.25m x 3.15m)

With lovely aspects over open countryside via a uPVC double glazed window to south west elevation, radiator, high quality flooring, pine spindle staircase to first floor and a pine panel door leads to:

Inner Hall

With radiator, high quality oak effect flooring, access to loft incorporating a retractable ladder, pine panel door to airing cupboard with shelving, pine panel door to cloaks cupboard, uPVC double glazed door to outside and a pine panel door leads to:

Bedroom Two 16' 4" x 11' 0" (4.98m x 3.35m)

With a chimney breast incorporating a log burning stove upon recessed tiled hearth, contemporary wall mounted radiator and a uPVC double glazed window to east elevation.

Contemporary Bathroom with Wet Floor Shower Area**Bathroom 7' 10" x 7' 6" (2.39m x 2.29m)**

With a corner fitted panel bath, pedestal wash basin, WC, tiled flooring uPVC double glazed window, tiled walls, recessed ceiling lighting, towel radiator and a tiled step ascends to:

Wet Floor Shower Area 7' 6" x 4' 8" (2.29m x 1.42m)

With tiled walls, wet floor shower area, large contemporary overhead shower, wall mounted radiator and uPVC double glazed window.

Bedroom Three 10' 10" x 7' 10" (3.30m x 2.39m)

With a uPVC double glazed window to east elevation incorporating fitted blind, recessed area and wall mounted radiator and oak effect flooring.

Bedroom Four 10' 10" x 7' 10" (3.30m x 2.39m)

With a uPVC double glazed window to south west elevation, oak effect flooring and radiator.

First Floor Landing

A pine panel door leads to:



Master Bedroom Suite 18' 0" x 14' 4" (5.49m x 4.37m)

A spacious room with a partially vaulted ceiling, recessed ceiling lighting, uPVC double glazed double doors with internal fitted blinds to Juliet balcony overlooking gardens and countryside, partially pine effect flooring area and a pine panel door leads to:

En-Suite Shower Room

With a large walk-in shower cubicle, wall mounted radiator, tiled flooring, WC, pedestal wash basin and uPVC double glazed window.

Loft

Partially boarded providing excellent storage.

Externally

The property stands in exceptional surroundings with stunning views over Cheshire countryside to all sides. The house is set back from the road and approached over a long driveway and the grounds extend to 0.8 of an acre overall.

Large Purpose-Built Timber Garden Store/Workshop/Gym

Of professional construction with potential to convert to a useful workspace or stable, light and power.

To the rear of the property stands a further door allowing access to:

Garden Store and Utility Shed

Services

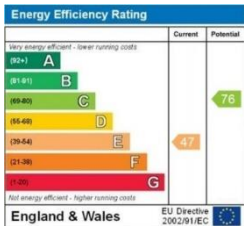
Oil fired central heating, mains water and electricity (not tested by Cheshire Lamont).

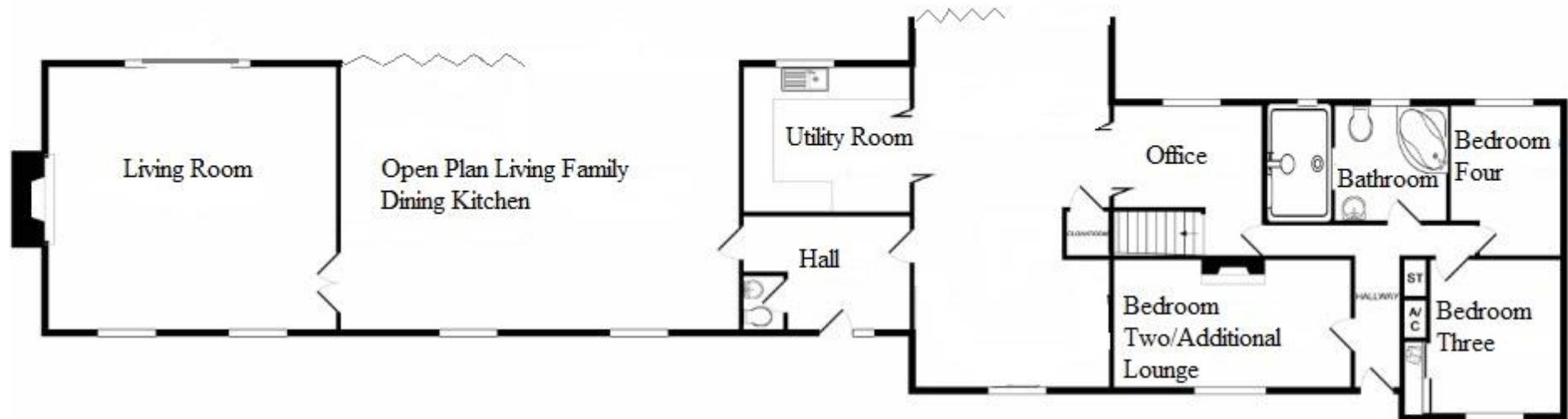
Viewings

Strictly by appointment only via Cheshire Lamont.

Directions

From Nantwich town centre proceed towards Whitchurch along the A530. Turn left after passing Shrewbridge Lake along Coole lane and proceed for about a mile and turn left into French lane, continue for a further mile and New Farm is on the right hand side.





GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR



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www.cheshirelamont.co.uk

Chestnut Pavilion
Tarporley
Cheshire CW6 0UW
Tel: 01829 730700

5 Hospital Street
Nantwich
Cheshire CW5 5RH
Tel: 01270 624441