



“Hankelow View”, Brine Pits Lane, Coole Pilate CW5 8AX

CHESHIRE
LAMONT



Standing in gardens and grounds to 1.1 acre, a simply exceptional, unique barn conversion of immense appeal and style set in an idyllic, tranquil rural location affording stunning views over south Cheshire countryside providing outstanding accommodation to 2800 sqft of considerable quality, principally arrayed on the ground floor with a first floor bedroom suite. Oak framed garaging, stabling, grassed paddock, large gardens and extensive courtyard. NO CHAIN for early completion. Viewing highly recommended.

- Commanding a sensational and idyllic rural location nearby to Audlem and Nantwich
- A quite superb detached barn conversion of exceptional design, style and appeal
- Standing in grounds, gardens and paddock to 1.1 acres overall and walled garden with extensive patio
- Outstanding accommodation with high vaulted principal reception rooms
- First floor bedroom suite with Juliet balcony, en-suite shower room and enjoying fine views
- Superb ground floor double bedroomed accommodation, all with en-suites and fitted wardrobes
- Oak framed three bay garaging, two stable boxes, courtyard office and half an acre paddock
- Large lounge with log burning stove, sitting room with log burner, reception dining hall
- Fully appointed vaulted dining kitchen, utility room and cloakroom
- Stunning covered alfresco dining and entertaining terrace
- NO CHAIN

Agents Remarks

This stunning barn conversion provides superb accommodation with three spacious bedrooms all with ensuites on the ground floor and a first floor bedroom with ensuite provides far reaching views over the locality. This area is prized for its timeless qualities and historic Cheshire countryside. Set upon an incredibly tranquil almost private tarmac lane "Hankelow View" affords outstanding views over historic countryside and to "Hankelow Hall" in the distance. The property is



nearby to the Shropshire Union Canal and various sporting leisure pursuits. Historic Audlem village is nearby and the property stands a few miles south of Nantwich. 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

The property is approached along a long tranquil country lane and double five bar gates allow access to an extensive pebbled drive and parking area. From the drive a slate tiled approach with raised slate tiled step leads to a double glazed aluminium framed door within double glazed surround which allows access to:

Glorious Reception Dining Hall 20' 3" x 17' 0" (6.18m x 5.18m)

A stunning entertaining room providing lovely aspects to both the east and west elevations via double glazed aluminium framed windows, fully glazed full height double glazed aluminium framed door to gardens, high vaulted ceiling, recessed ceiling lighting, tiled flooring with underfloor heating, fireplace incorporating a contemporary two-sided log burning stove inset within tiled surround upon tiled plinth, oak door to built-in cloaks cupboard incorporating shelving and an oak door leads to:

Living Room 25' 4" x 17' 0" (7.72m x 5.17m)

A glorious reception room of exceptional style and character with fine views over surrounding Cheshire countryside with a full height glazed gable elevation to south facing aspects incorporating 5-panel bi-folding doors to a covered vaulted veranda, double glazed aluminium framed windows to east and west elevations, high ceilings incorporating recessed ceiling lighting, full height double glazed aluminium framed window to west elevation and fireplace incorporating a contemporary two-sided log burning stove.

From the Reception Dining Hall open access leads to:



Inner Hall

With recessed ceiling lighting and an oak door leads to:

Utility Room 8' 3" x 6' 0" (2.51m x 1.84m)

Beautifully appointed with a range of base and wall mounted units, utensil cupboard, single drainer sink with mixer tap, uPVC double glazed aluminium framed window, tiled flooring, plumbing for washing machine and extractor fan.

From the Inner Hall an oak door leads to:

Cloakroom

With WC, wall mounted wash basin, part tiled walls, tiled flooring and extractor fan.

From the Inner Hall open access leads to:

Wonderful Vaulted Dining Kitchen 17' 7" x 16' 11" (5.37m x 5.15m)

Beautifully appointed with a stunning range of shaker style base and wall mounted units, attractive granite working surfaces, large central dining island incorporating cupboards and wine cooler beneath, built-in Miele oven, built-in NEFF double oven, four ring hob beneath a NEFF extractor hood, integrated dishwasher, integrated pull out pantry cupboards incorporating shelving, recess for American fridge freezer, tiled flooring, double glazed aluminium framed windows to east and west elevations, recessed ceiling lighting and twin open access to:

Sitting Room/Snug 17' 5" x 17' 2" (5.31m x 5.23m)

A most handsome room with wonderful aspects towards Hankelow Manor via double glazed aluminium framed windows and door, log burning stove upon granite plinth, double glazed aluminium framed window to side elevation, an open tread oak and aluminium spindle staircase ascending to first floor, recessed ceiling lighting and an oak door leads to the bedrooms wing.

Hallway 32' 2" x 4' 8" (9.80m x 1.43m)

With three double glazed aluminium framed doors to south elevation, door to paved patio terrace and an oak door leads to:

Bedroom One 17' 0" x 11' 7" (5.19m x 3.53m)

Beautifully appointed with stunning views over private rear gardens via a large double glazed aluminium framed window, high ceiling incorporating recessed ceiling lighting, further double glazed aluminium framed window to rear elevation and an oak door leads to:

En-Suite Shower Room 8' 8" x 7' 1" (2.63m x 2.17m)

With large fully tiled walk-in shower area incorporating full height screen and rain shower over, WC, ceramic sink with drawers beneath,



high quality Amtico flooring, radiator, recessed ceiling lighting and double glazed aluminium framed window.

From the Bedroom an oak door leads to:

Dressing Room

Fully appointed with a superb range of full height oak fronted doors incorporating railing and shelving.

Bedroom Two 18' 4" x 12' 1" (5.58m x 3.69m)

With a double glazed aluminium framed window to side elevation providing lovely aspects, high ceiling incorporating recessed ceiling lighting and an oak door leads to:

En-Suite Bathroom 6' 7" x 6' 1" (2.01m x 1.85m)

With a panel bath incorporating shower over and glazed screen, WC, pedestal wash basin, chrome radiator and double glazed aluminium framed window.

Bedroom Three 12' 9" x 12' 0" (3.88m x 3.66m)

With a double glazed aluminium framed window to side elevation, full width oak fronted wardrobes incorporating railing and shelving, recessed ceiling lighting and an oak door leads to:

En-Suite Shower Room 6' 11" x 6' 1" (2.12m x 1.85m)

With a wall mounted wash basin, WC, corner fitter shower cubicle with shower over, tiled flooring and recessed ceiling lighting.

From the Sitting Room/Snug a staircase ascends to:

Landing

With a double glazed aluminium framed window to gable elevation providing outstanding views and an oak door leads to:

Stunning Potential Master Bedroom Suite 16' 11" x 13' 11" (5.15m x 4.24m)

With high vaulted ceiling incorporating a Velux window, recessed ceiling lighting, double glazed aluminium framed window to side elevation, large double glazed aluminium framed door to Juliet balcony enjoying stunning views over countryside and Hankelow Manor, large contemporary radiator and an oak door leads to:

En-Suite Shower Room 9' 6" x 4' 11" (2.89m x 1.51m)

With a fully tiled walk-in shower cubicle incorporating rain shower over, WC, wall mounted wash basin, recessed ceiling lighting, tiled flooring, and double glazed aluminium framed window.

Gardens

Hankelow View benefits from extensive lawned gardens standing within railed fencing and sheep netting enjoying outstanding aspects to all sides. A covered entertaining terrace is screened by partial half



height glazing with chrome railing and provides a superb outdoor dining space. On the south west elevation stands a sheltered walled garden and a further extensive patio terrace.

Oak Framed Garage 18' 4" x 10' 6" (5.60m x 3.21m)

With double doors to front, light, power and overhead storage provision.

Office/Tack Room 11' 11" x 11' 3" (3.63m x 3.42m)

Providing excellent "work from home facilities" with a double glazed window overlooking enclosed paddock, vaulted ceiling, light and power.

Stables 11' 11" x 11' 10" (3.63m x 3.61m) each

Two professionally built stables beneath a slate pitched tiled roof with a lovely approach over the courtyard and a five bar gate leading to an extensive lawned paddock with a concrete apron beneath a canopy. The stables provide excellent workshop facilities and potential livestock accommodation with light and power.

Timber Implement Garden Store

Standing within the paddock.

Oak Framed Double Carport 20' 1" x 18' 4" (6.12m x 5.60m)

Two bays with light and power.

Tenure

Freehold.

Services

LPG, mains water and electricity, septic tank drainage (not tested by Cheshire Lamont).

Viewings

Strictly by appointment only via Cheshire Lamont.

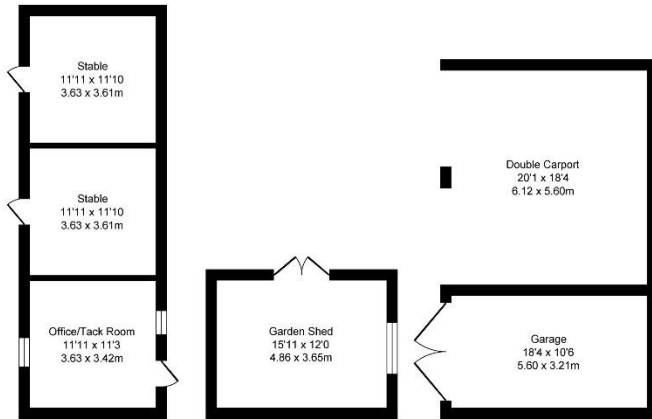
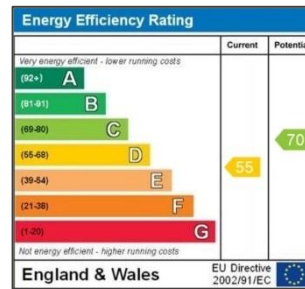
Directions

From our office proceed out along Hospital Street leaving town on Wellington Road and turn right onto Park Road/A530. Following this road round onto Shrewbridge Road, after approximately half a mile turn left onto Coole Lane. Continue along on Coole Lane for approximately a mile and turn left onto Brine Pits Lane. Continue for a further quarter of a mile and the property is situated on the right hand side.

Hankelow View

Total Approx. Floor Area 3600 Sq.ft. (334.3 Sq.M.)

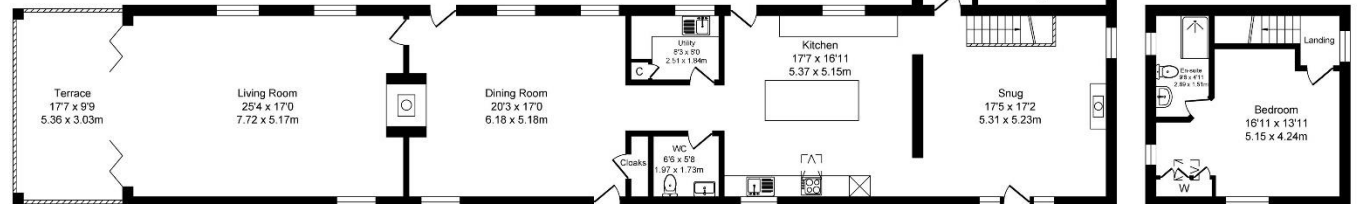
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



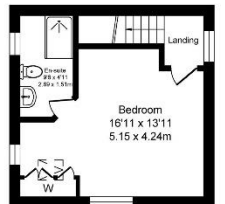
Outbuilding
Approx. Floor Area 434 Sq.Ft (40.3 Sq.M.)

Garden Shed
Approx. Floor Area 191 Sq.Ft (17.7 Sq.M.)

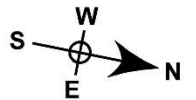
Garage
Approx. Floor Area 193 Sq.Ft (17.9 Sq.M.)



Ground Floor
Approx. Floor Area 2491 Sq.Ft (231.4 Sq.M.)



First Floor
Approx. Floor Area 291 Sq.Ft (27.0 Sq.M.)





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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