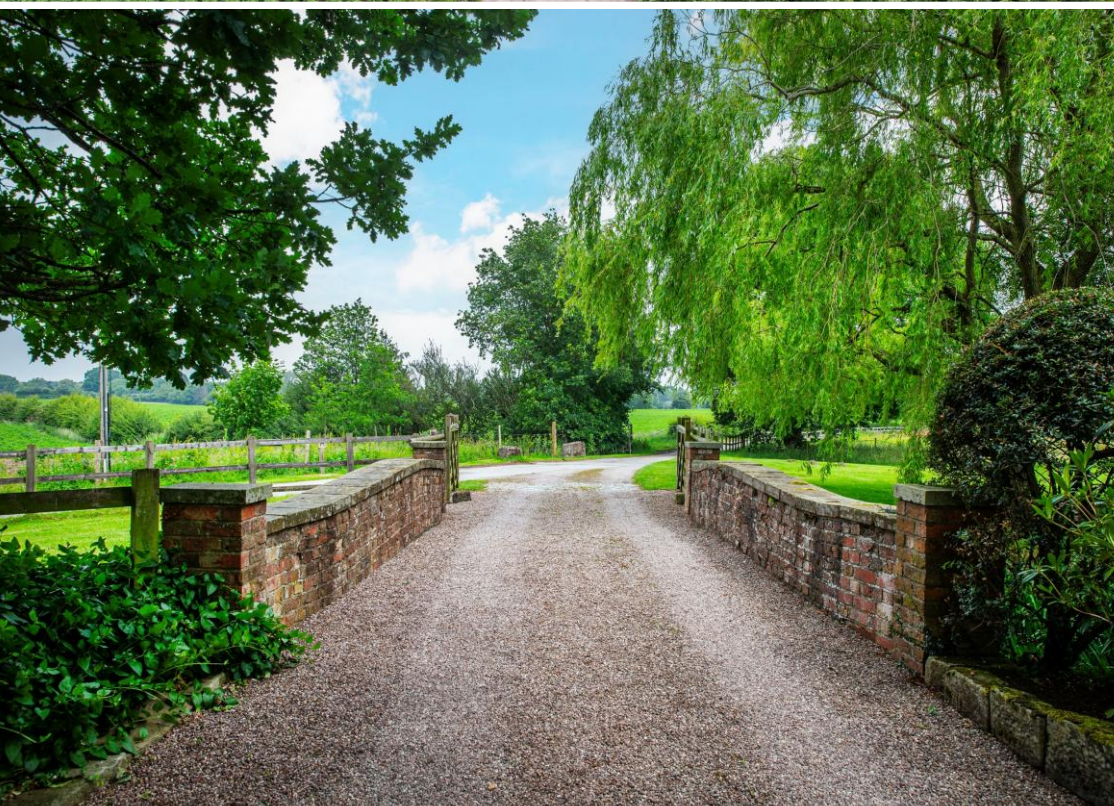




“Pewit House”, Pewit Lane, Hunsterson, Near Nantwich CW5 7PP

CHESHIRE
LAMONT



A most exceptional Grade II listed 16th century moated manor house standing in grounds and paddocks to 7 acres set in undulating South Cheshire countryside providing outstanding period features and character with a tennis court, large courtyard and two supreme versatile detached two storey period barns. Viewing highly recommended. NO CHAIN.

- An outstanding and most impressive 16th century Grade II listed Estate
- A most spacious six bedroom moated residence in grounds and paddocks to 7 acres
- Two detached two storey Cheshire brick barns upon the courtyard to 8000 sqft
- Moat, professional lit tennis court, large courtyard, landscaped gardens and extensive patio terraces
- Set within delightful undulating South Cheshire countryside nearby to historic Nantwich
- Close to M6 motorway, Crewe mainline railway station and Manchester/Liverpool/East Midlands airports
- A stunning principal residence incorporating outstanding original period features
- Offering excellent reception accommodation and superior bedroom accommodation
- With attractive contemporary en-suites and principal bathroom
- Potential to purchase a further 3.5 acres if required
- NO CHAIN for early completion
- Viewing highly recommended

Agents Remarks

This magnificent manor house is a stunning testament of its period and has been a treasured family home over generations. The house exudes significant style, character and features within stunning space incorporating incredible inherent original charm. The house has in recent years been improved further with the addition of contemporary cloakrooms, bathrooms and en-suites that compliment the properties age. 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. A school bus service is available to Newcastle-under Lyme and Ellesmere College. There are a number of thriving Public House/restaurants nearby and a wealth of sporting facilities on offer.

Property Details

A magnificent pebbled entrance drive approaches the property over a bridged moat and sweeps through a courtyard area to a barn courtyard. The driveway continues to the front of the property providing a stunning approach with a large York stone paved terrace leading to:

Recessed Porch

With a raised York stone step ascending to an oak panelled door with sectional glazed windows to either side allowing access to:

Glorious Reception Hall 20' 8" x 13' 9" (6.30m x 4.19m)

With a superb range of exposed original beams and purlins, quarry stone tiled floor, period cast iron kitchen range, recessed niche, doorway to steps to cellar (5.30m x 4.01m), wall light points and an oak door leads to:

Rear Porch

With quarry tiled step and York stone paving to rear courtyard.

From the Reception Hall steps lead to:

Sitting Room/Snug 13' 2" x 13' 2" (4.01m x 4.01m)

With a handsome deco cast iron fireplace with tiled insert, ceiling beams, wall beams, window to front elevation and an oak door to Living/Drawing Room.

From the Reception Hall an oak door leads to:

Living/Drawing Room 27' 6" x 22' 5" (8.38m x 6.83m)

A most gracious elegant room with a large period Inglenook fireplace with raised Staffordshire stone tiled hearth and dog grate with log niches to either side, exposed ceiling and wall beams, windows to side and rear elevations, wall light points, interconnecting door to Sitting Room/Snug and a hardwood spindle staircase ascends to first floor.

From the Reception Hall a doorway leads to steps to:

Inner Hall

With a spindle staircase ascending to first floor and an oak door leads to:



Lounge 26' 10" x 19' 5" (8.17m x 5.91m)

A stunning reception room with delightful aspects over three elevation, double glazed doors to south elevation leading to an extensive paved terrace, box bay window and further window to front elevation overlooking moated gardens, window to west elevation overlooking rear terrace and gardens, fireplace within slate surround with fire-grate insert, oak floor, coved ceiling and an oak door to kitchen.

From the Inner Hall an oak door leads to:

Dining Room/Office 17' 5" x 13' 2" (5.30m x 4.01m)

With a bay window to front elevation, window to side elevation and coved ceiling.

From the Rear Reception Hall an oak door leads to:

Cloak/Boot Room

With fitted cloaks cupboards and boot store, radiator, window, ceiling beam, quarry tiled floor and an oak door leads to:

WC

With stone bowl sink upon plinth, wall mounted tap, WC, half height panelled walling, contemporary towel radiator and window.

From the Reception Hall an oak door leads to:

Breakfast Kitchen 27' 2" x 16' 4" (8.27m x 4.97m)**Kitchen Area**

Beautifully appointed with a superb range of oak and pine base and wall mounted units, pine and granite working surfaces, new remotely operated three door electric AGA inset within chimney breast, built-in electric ovens and microwave, peninsular counter, integrated wine fridge, dishwasher, twin bowl sink with mixer tap, window to rear elevation, slate floor, ceiling beams and purlins and open access to:

Breakfast Area

With ceiling beams and purlins, windows to courtyard, slate floor, doors to patio terrace and open access leads to:

Rear Hall

With a door to an outside storage area, oak door to Living Room and an oak door leads to:

Boiler Room

With an efficient commercial grade Worcester oil fired central heating boiler, installed 2022.



From the Rear Hall an oak door leads to:

Utility Room 11' 8" x 6' 7" (3.55m x 2.00m)

With wall mounted cupboards, base units, single drainer one and a half bowl sink with mixer tap, plumbing for washing machine and tiled floor.

First Floor Landing - South Wing

With steps descending to Principal Landing, window, oak door to built-in cupboard and steps ascend to:

Master Bedroom Suite 17' 11" x 16' 1" (5.46m x 4.90m)

With full width and height fitted wardrobes, dressing table and drawers, window incorporating window seat, further windows to front and rear elevations providing delightful views over open Cheshire countryside and gardens, coved ceiling and an oak door leads to:

En-Suite Bathroom

With a freestanding roll-top bath within stand, large P shape shower cubicle incorporating rain shower, WC, twin bowl sinks upon plinth with cupboards beneath, exposed oak floor, recessed ceiling lighting, window, coved ceiling and chrome towel radiator.

From the Landing a door leads to:

Bedroom Two 16' 0" x 13' 1" (4.87m x 4.00m)

With a window to front elevation providing lovely views and an oak door leads to:

En-Suite Bathroom

With a P shaped bath incorporating shower over, WC, pedestal wash basin and window.

From the Landing a door leads to:

Bedroom Three 14' 9" x 10' 7" (4.49m x 3.22m)

With full height fitted wardrobes and drawers, window to west elevation and a door leads to:

En-Suite Bathroom

With a panel bath incorporating shower over, panelled wall, vanity wash basin, WC, radiator and window.

From the Landing a door leads to:

Bedroom Five 15' 0" x 12' 4" (4.57m x 3.77m)

With window to south elevation, access to loft space and a door to deep built-in cupboard.



Principal Landing

With a step to window to front elevation, wealth of exposed ceiling and wall beams, original wood panelling, staircase descending to ground floor and an oak door leads to:

Bathroom

With a glorious freestanding roll-top bath upon a raised tiled plinth, wall mounted tap, WC, wall mounted wash basin, eaves window to west elevation, exposed original pine flooring, ceiling and wall beams, exposed brick walling and antique style towel radiator.

From the Principal Landing an oak door leads to:

Bedroom Four 19' 5" x 17' 7" (5.93m x 5.36m)

A magnificent room with ceiling beams, wall beams, eaves window to west elevation and window to side elevation.

From the Principal Landing step ascend to:

Bedroom Six 13' 2" x 13' 2" (4.01m x 4.01m)

With window to front elevation, fire grate and ceiling and wall beams.

Second Floor Attic Room 13' 9" x 13' 6" (4.19m x 4.11m)

With eaves window to front elevation.

Externally

A sweeping pebble driveway approach leads over a bridge with moat benefiting from a multitude of wildlife with railed and fenced paddocks with sheep netting extending to the front incorporating an abundance of mature specimen trees. To the south stands an extensive York stone entertaining terrace, established lawned garden areas incorporating delightfully mature tree-lined borders. To the rear stands an illuminated, professionally laid tennis court within fencing. Upon the courtyard stands a large gravel driveway with a range of superior two storey Cheshire brick barns providing an excellent opportunity for conversion.

Barns

Upon the courtyard stands two detached barns in original Cheshire brick beneath Staffordshire blue tiled roofs. The principal barn offers exceptional further scope and versatility for a multitude of potential further uses with large open ground floor and first floor spaces. The two barns offer around 8000 sqft of storage or ancillary use and the large barn has been recently structurally appraised. The smaller barn represents a great opportunity to create accommodation for multi-generational living or similar.

Freehold.

Services

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

Viewings

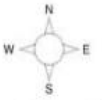
Strictly by appointment only via Cheshire Lamont.

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 along the lane where the property is situated over a bridge on the left hand side.



Pewit House, Pewit Lane, Nantwich
Main House internal area 5,143 sq ft (478 sq m)
Barn 1 internal area 4,509 sq ft (419 sq m)
Barn 2 internal area 1,661 sq ft (154 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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