



Church Bank House, Rushy Lane, Barthomley, Cheshire, CW2 5PE

Guide Price £875,000

**BAKER
WYNNE &
WILSON**

A DISTINCTIVE, GRADE II LISTED, DETACHED PERIOD HOUSE FOR IMPROVEMENT, COMMANDING A SPECIAL POSITION NESTLED IN SOUTH FACING GARDENS AND GROUNDS OVERLOOKING COUNTRYSIDE IN THE HEART OF THE VILLAGE.

SUMMARY

Entrance Porch, Reception Hall, Cellar, Living Room, Dining Room, Sitting Room, Inner Hallway and Sun Room, Study, Office, Cloakroom, Kitchen/Breakfast Room with Aga, Laundry/Boot Room, Utility Room with Pantry, Landing, Four Double Bedrooms, Two Bathrooms, Separate W/C, Oil Central Heating, Outbuildings, Gardens and Grounds. In all about 1.50 Acres.



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DESCRIPTION

Church Bank House is a charming and welcoming home of gravitas, next to the Church, in the heart of the village yet offering privacy and established South facing gardens and grounds. It is constructed of brick with part black and white elevations with planted timbers under a gable tiled roof. It bears a lead apex plaque marked HRM 1708 and was altered and enlarged in the 19th Century. It is believed there has been a house on the site of Church Bank House since the late middle ages.

Church Bank House was the previous residence of the Goss family of Goss China and has been in the family of the current owner for 60 years. It provides any prospective purchaser the opportunity to update to their own requirements.

Internally the property offers generous and well lit family accommodation retaining many original features including fireplaces, doors and a fine staircase. Indeed, it is well deserving of its listing.

Given its proximity to the heart of the village, the house and grounds are immensely private, surrounded by mature trees and woodland on three sides. There are also open field views from much of the garden and many of the rooms.

The gardens and grounds are arranged around the house and include a part sunken croquet lawn surrounded by hedgerow and shrubs including rhododendrons, herbaceous borders, mature trees and a raised area with trees and daffodils, known as Church Bank. The principle gardens and grounds enjoy a Southerly aspect over open countryside. To the West there is a paddock area. To the East there is a lovely walkway to the Church and small carpark.



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LOCATION & AMENITIES

This imposing house is nestled in the heart of the picturesque historic village of Barthomley, known for its fine 9th Century sandstone church and the popular 400 year old thatched White Lion public house. The area is well known for its cycle routes and many walks. This stunning location is only 3 miles from the thriving market town of Alsager with its excellent schools, bars and restaurants. Betley village centre is four miles and offers a village shop/post office, primary school, church, two public houses and a cricket ground. The Broughton Arms public house and restaurant is under two miles. Communications are excellent, with the M6 (junction 16) motorway only 1.2 miles and Crewe railway station 5 miles, giving access to London in 1.5 hours and Manchester Piccadilly in 40 minutes.

The house is also within easy driving distance from the International Airports of Manchester (30 miles), Liverpool John Lennon (40 miles), and Birmingham (58 miles). The historic market town of Nantwich is 8 miles and Chester 28 miles. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings. Nantwich has a choice of shopping facilities, social amenities and schools as well as sporting facilities.

Wychwood Park Golf Club, designed to European PGA Tour Standards, is about 3 miles and Alsager Golf Club 4 miles.

DIRECTIONS

At junction 16 of the M6 motorway, take the A500 exit to Nantwich/Crewe, follow B5078 and Radway Green Road to your destination in Barthomley At Barthomley Interchange, take

the 3rd exit onto B5078, Turn left onto Radway Green Road, turn right to stay on Radway Green Road and the property is located on your left hand side. The property is approximately 10 minutes from the the M6 motorway (junction 16).

ACCOMMODATION

With approximate measurements comprises:

ENTRANCE PORCH

8'0" x 4'3"

Entrance door, lattice windows, pine entrance door to reception hall.

ENTRANCE HALL

16'9" x 5'10" plus recess

Built in cupboard, door to cellar.

CELLAR

16'8" x 13'4"

POOL ROOM/LOUNGE

16'7" x 15'11"

Briquette fireplace, two secondary glazed windows, picture rail, radiator.

DINING ROOM

16'9" x 13'1"

Fireplace with painted stone surround, secondary glazed window to front with stain glass top lights, beamed ceiling, inset bookshelves, windows to sunroom, radiator.

INNER HALLWAY AND SUN ROOM

23'4" x 4'5"

Quarry tile floor, built in cupboard, two windows and door to South facing terrace, radiator.

LIVING ROOM

23'2" x 11'4" plus box bay

Fireplace with tiled inset and hearth, secondary glazed box bay (East) and secondary glazed bay window (South), ceiling beam, picture light, two radiators.



INNER HALLWAY

25'1" x 4'8" plus recess

Original servants bells, quarry tiled floor, radiator.

STUDY

11'3" x 8'8"

Ceiling beam, radiator.

OFFICE

11'2" x 7'9"

Ceiling beam, secondary glazed window, radiator.

PUMPROOM

9'6" x 9'6"

Door to veranda, blue brick floor, two double glazed windows and door to rear.

CLOAKROOM

Low flush W/C and hand basin, lattice window, blue brick floor.

KITCHEN/BREAKFAST ROOM

15'6" x 13'0" plus box bay window

One and half bowl single drainer sink unit, cupboards under, floor standing cupboard and drawer units with worktops, wall cupboards, fitted pine sideboard, built in cupboard, oil fired AGA for cooking and domestic hot water, ceiling beam, quarry tiled floor.

LAUNDRY/BOOT ROOM

26'2" maximum x 9'10"

Belfast sink, quarry tiled floor, vaulted ceiling with two roof lights, plumbing for washing machine, Firebird oil fired boiler, door to rear porch.

UTILITY ROOM

14'8" plus recess x 14'0" maximum

Pantry area with cold slab, roof light, quarry tiled floor, double drainer sink unit with cupboards under, wall cupboard, three windows.

STAIRS FROM RECEPTION HALL TO FF LANDING

14'2" x 5'10"

Secondary glazed window.

BEDROOM NO. 2

16'9" x 13'4"

Fireplace, window with leaded and stained glass top lights and shutters, vanity unity with hand basin and built in wardrobe, fitted bookshelf.

INNER LANDING

15'9" x 4'6"

Fitted nine drawer chest of drawers and single cupboard, secondary glazed window.

BEDROOM NO. 3

15'11" x 11'6"

Cast iron fire grate with painted timber surround, window with leaded top lights, fitted cupboard.

MASTER BEDROOM

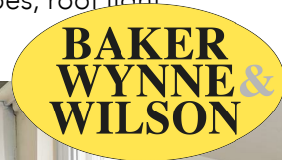
20'10" x 11'6" plus box bay

Cast iron grate with painted timber surround and mantle, part painted panel walls to dado, secondary glazed box bay window (East), secondary glazed window (South).

REAR LANDING

9'6" x 6'5"

Two built wardrobes, roof light



BATHROOM

12'7" x 11'4" maximum

Avocado suite comprising panel bath with tiled surround, bidet, pedestal hand basin and low flush W/C, built in cupboards and drawers, bathroom cabinet, radiator.

SEPARATE W/C

6'10" x 4'8"

Low flush W/C.

BEDROOM NO. 4

15'8" x 10'6"

Built in wardrobes and cupboards.

BATHROOM

8'2" x 5'5"

White suite comprising panel bath with Triton shower over and pedestal hand basin, cylinder and airing cupboard, bathroom cabinet, doors to bedroom and landing, radiator.

OUTSIDE

Forming part of main structure, mower shed. VERANDA 15'0" x 5'10", tiled floor. Attached range of brick and tiled buildings comprising WORKSHOPS/STORE 14'2" x 10'3", OPEN FRONTED GARAGE 16'0" x 8'0" and LOOSE BOX/WORKSHOP/STABLES 26'6" x 10'0".

BRICK AND TILED HEN HOUSE 14'3" x 7'8".

Enclosed bin store. Greenhouse. Oil Tank. The approach, off Rushy Lane is over a sweeping gravel drive, through a five bar gate to a gravel car parking and turning area. There is a pedestrian access to the front over steps.

GARDENS AND GROUNDS

The gardens have matured over the years and provide a magnificent setting for the house. They are extensively lawned with flower and herbaceous borders, shrubs, specimen trees, mature trees including an ancient yew, a fine magnolia, rhododendrons, croquet lawn and

kitchen garden. The gardens and grounds extend in all to about 1.50 acres.

SERVICES

Mains water and electricity. Septic tank drainage.

TENURE

Freehold.

Listing Entry 1138704

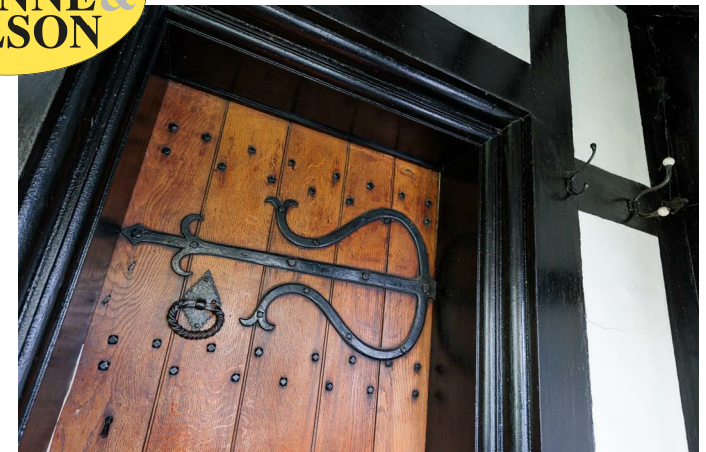
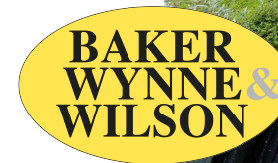
COUNCIL TAX

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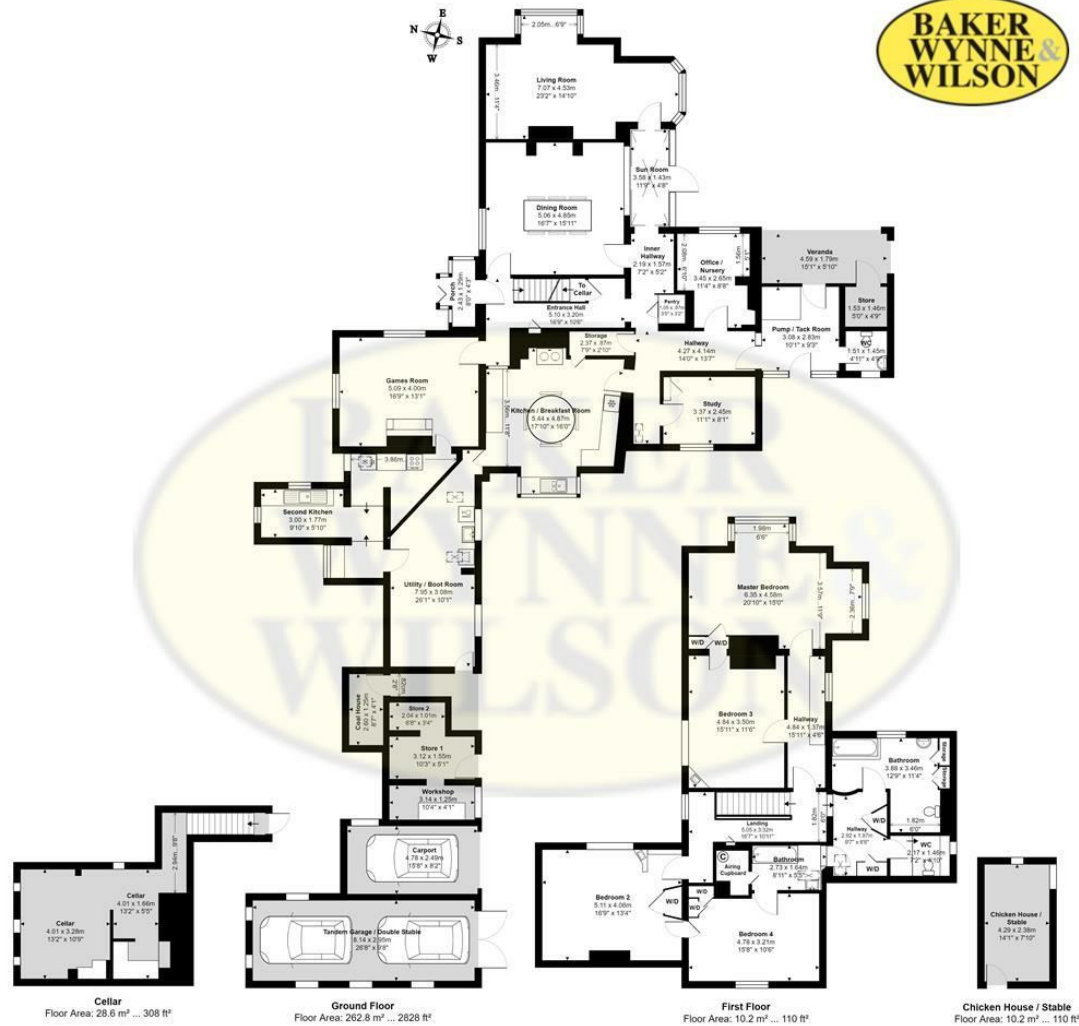
VIEWINGS

Viewings by appointment with Baker, Wynne and Wilson.

Telephone: 01270 625214







CHURCH BANK HOUSE, RUSHY LANE, BARTHOMLEY, CREWE, CHESHIRE, CW2 5PE
 All Parts Approximate Gross Internal Area: 429.6 m² ... 4624 ft² Excludes Veranda
 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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