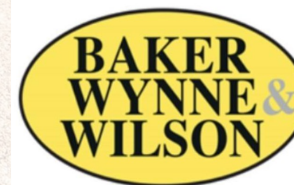




Cherry Tree Farm,, Barthomley, Crewe, Cheshire, CW2 5PG

Guide Price £1,150,000



In association with



A SPECIAL, PART TIMBERED, GRADE II LISTED DETACHED COUNTRY HOUSE OF EXCEPTIONAL CHARACTER AND APPEAL IN A GLORIOUS GARDEN SETTING, ENJOYING STUNNING VIEWS OVER COUNTRYSIDE, HALF A MILE FROM BARTHOMLEY VILLAGE CENTRE.

SUMMARY

Entrance Porch, Reception Hall, Cloakroom, Drawing Room, Dining Room, Sitting Room, Kitchen/Breakfast Room with Aga, Utility Room, Cloakroom, Landing, Principle Bedroom Suite comprising Bedroom, Dressing Room and Bathroom, Three Further Double Bedrooms, Bathroom, Oil Central Heating, Garage, Workshops/Store, Gardens, About .86 of an acre



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WYNNE &
WILSON**



DESCRIPTION

Cherry Tree Farm originally formed part of the Duchy of Lancaster estate and is of brick and part timbered construction under a tiled roof, approached through electrically operated gates over a gravelled drive. The house and gardens have been lavished with capital expenditure, care and attention over the last three years. Inside offers a wonderful combination of original features and refined tasteful contemporary quality. It is a house that has a warm character throughout with features including a wealth of original ceiling beams and wall timbers. There are four reception rooms and as one would expect of a 17th Century home, they are packed with immense character and can be flexibly utilised. The house is believed to date back to 1640 with later additions to the rear.

NB. Plans have been drawn by Dobson Jackman, Architects of Macclesfield for restoration and conversion of the existing outbuilding into guest bedroom and bathroom plus modest "infill extension" to form new single storey two bedroom property. Plans passed by Cheshire East Council (20/3159N) on 3rd March 2022.



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LOCATION AND AMENITIES

Cherry Tree Farm is situated about half a mile from the historic and picturesque village of Barthomley. Barthomley is known for its fine sandstone church and the pretty thatched White Lion public house. The area is well known for its cycle routes and many walks. This stunning location is only three miles from the thriving market town of Alsager with its excellent schools, bars and restaurants. Betley village centre is 4 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 2 miles. Communications are excellent, with the M6 (junction 16) 1 mile and Crewe Railway Station 5 miles, giving access to London in 1.5 hours and Manchester Piccadilly in 40 minutes.

The house is within 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.

DIRECTIONS

From the roundabout at junction 16 of the M6, take the turning signed Barthomley B5078. Continue along the B5078, taking the first turning left. Follow the lane and after a short distance Cherry Tree Farm will be seen on the left hand side.

ACCOMMODATION

With approximate measurements comprises:

ENTRANCE PORCH

Oak entrance door, tiled floor.

RECEPTION HALL

17'2" x 14'3"

Open fireplace with wood burning stove, five single wall lights, exposed beams and wall timbers, stone tiled floor, radiator.

CLOAKROOM

6'2" x 5'9"

White suite comprising low flush WC and hand basin, single wall light, exposed beam and wall timbers, understairs store, stone tiled floor, radiator.

DRAWING ROOM

17'5" x 14'1"

Exposed beamed ceiling, three leaded light windows, three up lights, picture light, two radiators.

DINING ROOM

16'5" x 12'6"

Open fireplace with stone surround and



wood burning stove, exposed beamed ceiling, two leaded light windows, stone tiled floor, three picture lights, radiator.

SITTING ROOM

22'4" x 14'9"

Open fireplace with stone hearth and mantle, exposed beams and wall timbers, two leaded light picture windows and French windows to garden, leaded light window, two single wall lights, radiator.

KITCHEN/BREAKFAST ROOM

18'8" x 17'5"

Four oven electric AGA with two hot plates and ceramic hob unit, oak mantle and extractor hood above, a superb range of bespoke fitted furniture comprising Belfast sink in granite surround with oak cupboards and drawers under, oak dresser unit, oak floor standing cupboard and drawer unit, pine house keepers cupboard, baridi double wine cooler, inset ceiling lighting, two leaded light windows and French windows to garden, stable door to side, single wall point, stone tiled floor, Miele integrated dishwasher, electric radiator

CLOAKROOM

White suite comprising low flush WC and hand basin, stone tiled floor, hanging fitting.

UTILITY ROOM

14'9" x 8'8"

Belfast sink with pine cupboards under, pine floor standing cupboard, cupboard housing Worcester oil fired boiler, washing machine with storage above, two leaded light windows, stone tiled floor, radiator.

STAIRS FROM RECEPTION HALL TO FIRST FLOOR LANDING

LANDING

Linen cupboard, built in cupboards, exposed wall timbers, two single wall lights.

PRINCIPLE BEDROOM SUITE COMPRISING

BEDROOM

22'4" x 15'1"

Two leaded light windows, two single wall lights, exposed beams and wall timbers, two radiators.

DRESSING ROOM

18'8" x 12'6"

Fitted wardrobes and cupboards, inset ceiling lighting, two leaded light windows, two radiators.

BATHROOM

18'8" x 13'4"

White suite comprising free standing bath with stand alone mixer



taps and shower, low flush WC, bidet, vanity unit with inset hand basin, shower cubicle with rain head shower and hand held shower, three leaded light windows, part travertine tiled walls, travertine tiled floor, inset ceiling lighting, mirror fitting, three leaded light windows, two radiators.

BEDROOM NO.2

17'2" x 12'2"

Two leaded light windows, exposed wall timbers, radiator.

BEDROOM NO.3

15'1" plus recess x 11'4"

Exposed wall timbers, shelving, radiator.

BEDROOM NO.4

14'4" x 8'10"

Exposed wall timbers, radiator.

BATHROOM

8'9" x 8'2"

White suite comprising free standing bath with stand alone mixer taps and hand held shower, low flush WC and hand basin, shower cubicle with shower, exposed wall timbers, travertine tiled floor, part travertine tiled walls, shaver point, chrome designer radiator.

OUTSIDE

A sweeping gravelled driveway leads to an area of sets adjacent to the garage and exterior of the house. Exterior lighting. Garden lighting. Outside powerpoints, Oil Tank. Brick built tiled roof RANGE

comprising GARAGE 16'6" x 16'6" double doors, power and light, mezzanine floor. TOOL STORE/WORKSHOP 24'7" x 10'2" with loft above part, double doors.

GARDENS

The house stands in delightful gardens, including a flagged patio, lawns, wisteria, fruit trees, roses, mature trees, ornamental fish pool with filtration system, shrubs, specimen trees, kitchen garden and topiary. The principal garden enjoys a Southerly aspect over countryside.

SERVICES

Mains water and electricity. Drainage field installed in 2022.

N.B. Tests have not been made of electrical, water, gas, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services. The information given should therefore be verified prior to a legal commitment to purchase.

TENURE

Freehold

COUNCIL TAX

Band G.

VIEWING

By appointment with Baker, Wynne & Wilson

38 Pepper Street, Nantwich,
Tel. 01270 625214

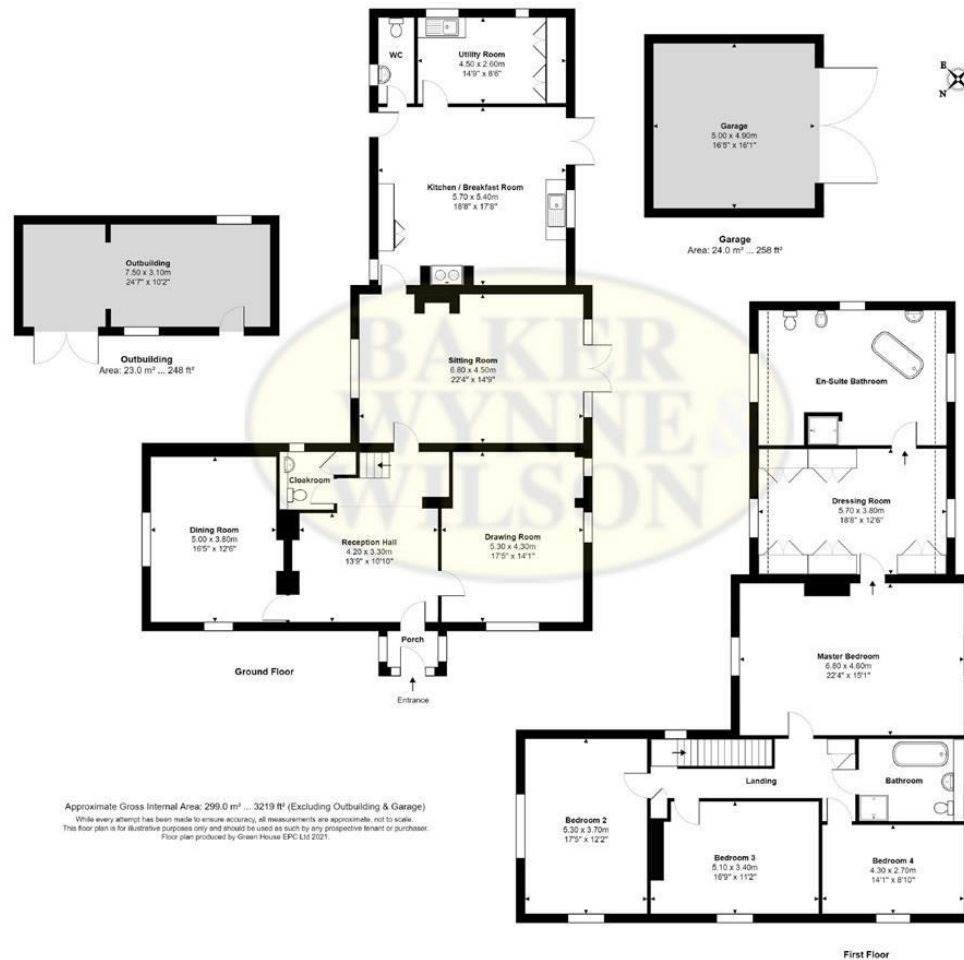


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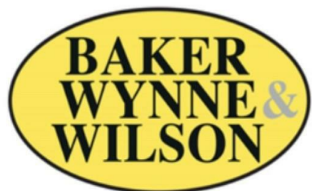
CHERRY TREE FARM, BARTHOMLEY, CREWE, CHESHIRE, CW2 5PG



Approximate Gross Internal Area: 299.0 m² ... 3219 ft² (Excluding Outbuilding & Garage)
While 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.
Floor plan produced by Green House EPC Ltd 2021.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property



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