



Checkley Farmhouse, Checkley, Nantwich, CW5 7QA

Guide Price £1,295,000

**BAKER
WYNNE &
WILSON**

SUMMARY

MAIN HOUSE

Porch
Entrance Hall
W/C
Living Room
Dining Room
Family Room
Kitchen/Breakfast Room
Walk-in larder and inner store/cupboard
Study
Galleried Landing

Suite comprising:

Master Bedroom
Dressing Room/Bedroom No. 5
Ensuite Bathroom

Landing to:

Three Further Double Bedrooms
Bathroom

EXTERNAL

Outbuilding
ÖkoFEN Biomass Central Heating

Triple Garage/Tool Store/Annexe
Underfloor Air Source Heating
Double Glazing

Amdega Summer House
Underfloor heating.

Double Stable Block/Tack Room/Field Shelter/Hay Store
Approximately 2-acres

Wonderful Gardens
Approximately 1-acre

Land

Approximately 3-acres in total

DESCRIPTION

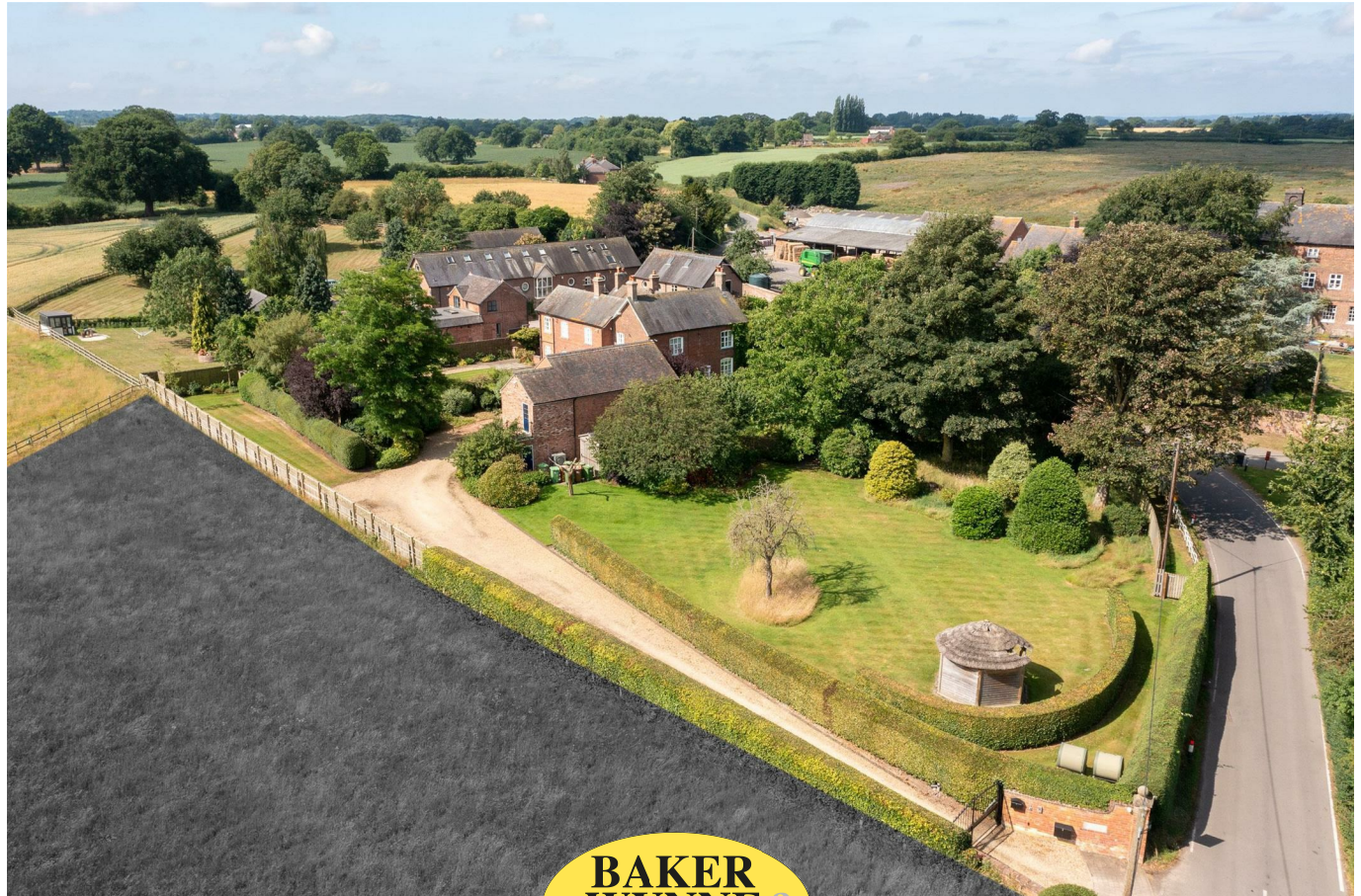
Checkley Farmhouse is constructed of brick under a tiled roof, approached through electrically operated gates, over an impressive, sweeping beech-hedged, gravel drive to ample car parking and turning area. This period property is particularly impressive as it has a wide and versatile range of attributes, both inside and out. The house extends to about 3,200 square feet (gross internal) and the detached garage block/annexe to about 1,400 square feet.

Internally this is a house of outstanding stature, quality, proportion and presence. Each room has its own personality and distinctive features.

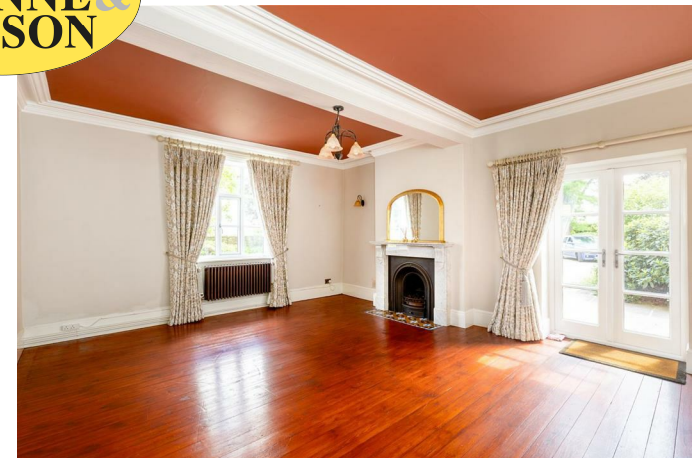
The kitchen/breakfast room is fitted with a timeless Martin Moore, of Alderley Edge, kitchen. The study furniture is by Johnson & Johnson of Manchester and the guest bedroom furniture by Smallbone of Devises.

Outside the setting is excellent with amazing grounds and open views over countryside towards Checkley Wood and beyond. The gardens are magnificent, having been professionally cared for over the past 30 years. From formal hedging to a wildflower area, lawns, beds and borders providing colour and variety through the seasons, this is a magical setting. There is a good relationship between the house and the outside, with a large York stone terrace flowing off the main house. There is an elegant Amdega Summer House with underfloor heating.

High quality curtains, blinds, carpets included.



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LOCATION & AMENITIES

Checkley Farmhouse lies 7 miles from Nantwich which is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops and four supermarkets. The High Street has many of the town's finest buildings, including the Queen's Aide House and The Crown Hotel built in 1585. Bridgemere Garden Centre is near the property featuring a farm shop and other retail outlets. Frequent trains from Crewe railway station, which is easily reached from the property, link Cheshire to London Euston in only 90 minutes. Stoke on Trent is 10 miles and good motorway links give access to the key commercial centres of Manchester, Chester, Liverpool and Birmingham. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive and can be reached by train from Crewe Station.

There are two primary schools in Bridgemere and Betley, two secondary schools nearby in Nantwich; Brine Leas and Malbank. Private schooling in the area includes Newcastle Under Lyme School, The Kings and Queens in Chester and Ellesmere College.

DIRECTIONS

Leave Nantwich on the A51 London Road, through Stapeley and follow the road for approximately five miles. At the crossroads turn left into Checkley Lane and proceed for about one mile. The property is located on the right hand side.

ACCOMMODATION

With approximate measurements include:

PORCH

7'0" x 3'10"

Double-glazed entrance door.

ENTRANCE HALL

21'0" x 6'4"

Maw & Co tiled floor, understairs store, period style radiator.

CLOAKROOM/W.C

8'11" x 3'7"

White suite comprising high flush W/C and vanity unit with inset hand basin, period style radiator.

LIVING ROOM

17'11" x 14'11"

Marble fireplace with living flame wood-effect gas fire, cupboards and lit shelving, three double-glazed windows, two period style radiators.

DINING ROOM

17'11" x 14'11"

Marble fireplace with cast iron inset and tiled hearth, double-glazed window and french windows to garden, period style radiators.

FAMILY ROOM

17'7" x 15'1"

Fireplace with stone hearth, timber mantle and wood burning stove, bespoke fitted furniture comprising two desks and cupboard, double-glazed window, period-style radiators.

INNER HALLWAY

6'10" x 3'4"

Period-style radiator. Door to cellar.

CELLAR

25'11" x 8'10" maximum

Full ceiling height part barrelled ceiling.

KITCHEN/BREAKFAST ROOM/LARDER

24'10" x 10'8"

A superb range of Martin Moore bespoke kitchen furniture consisting of floor standing cupboard and drawer units with quartz worktops, larder unit, stainless steel one and half bowl sink unit, island units, range of Miele appliances include dishwasher, refrigerator, freezer, steam oven, coffee machine, four zone induction ceramic hob unit with extractor over, Neff double oven, walk-in pantry with built-in cupboard with shelving and plumbing for washing machine, inset ceiling lighting, two double-glazed windows, stone floor, period style radiator.

STUDY

14'11" x 7'11"

A range of Johnson & Johnson furniture comprising cupboard, drawers, wall cupboards and desk, three double-glazed windows, door to yard at side of property.



STAIRS FROM RECEPTION HALL TO FIRST FLOOR LANDING

34'0" x 19'8"

Two double-glazed windows, access to loft and period style radiators.

MASTER SUITE

Incorporating:

BEDROOM

18'10" x 15'2"

Cast iron fireplace, two double-glazed windows, period style radiator.

DRESSING ROOM/BEDROOM NO. 5

15'0" x 11'3"

Full height wall length wardrobes, period style radiator.

ENSUITE BATHROOM

14'9" x 7'1"

White suite comprising cast iron, freestanding bath with mixer shower and ball and claw feet, vanity unit with Corian worktop and sink, low flush W/C, bathroom cabinet with mirrored door, half-tiled walls, double-glazed window, chrome heated towel rail.

BEDROOM NO. 2

18'0" x 15'6"

A range of furniture by Smallbone of Devizes comprising wardrobes and drawers, cast iron fireplace, two double-glazed windows, two doors to landing, period style radiators.

BEDROOM NO. 3

12'3" x 11'1"

Cast-iron fireplace, double-glazed window, period style radiator.

BEDROOM NO. 4

12'1" x 11'1"

Cast iron fireplace, double-glazed window, period style radiator.

BATHROOM

11'1" x 7'8"

C P Hart designed Mandarin Stone bathroom with freestanding oval bath/mixer shower, low-flush W/C and vanity unit with inset hand basin, walk-in rainfall and handheld showers, three inset mirrors, double-glazed window, chrome heated towel rail, underfloor heating.

OUTSIDE

Stone set and York stone flagged yard, brick built tiled roof building comprising Biomass Store 11'11" x 8'2" and Biomass Boiler Room 8'2" x 6'1" with ÖkoFEN Biomass Central Heating.

Brick built tiled roof detached triple GARAGE AND ANNEXE containing:

TRIPLE GARAGE & TOOL STORE

28'8" x 19'7"

Four electrically operated up and over doors.

TOOL/UTILITY STORE

13'1" x 9'1" stainless steel single drainer sink unit, Danfos Cylinder

W/C 7'11" x 3'1" with low-flush W/C and hand basin.

ANNEXE OVER GARAGE (WITH LARGE LOFT OVER)

Including wood flooring, inset ceiling lighting and underfloor heating throughout.

Incorporating:

ENTRANCE HALL

8'9" x 4'7"

OFFICE/STOREROOM/POTENTIAL KITCHEN

8'9" x 7'1"

Cabling and plumbing installed.

GYM/LIVING ROOM/OFFICE 1

9'4" x 17'7"

Access to loft, store cupboard, two double-glazed windows.

BEDROOM/OFFICE 13'9" x 10'5" & WET ROOM 6'10" x 5'3"

Built-in cupboard, two double-glazed windows, walk-in, handheld and rainfall shower.

LARGE LOFT

TIMBER BUILT STABLE BLOCK consisting of:

STABLE NO. ONE 11'8" x 11'4"

STABLE NO. TWO 11'6" x 11'4"

TACK ROOM 11'4" x 5'10"

TIMBER FIELD SHELTER 11'8" x 11'4" and STORE 11'4" x 5'10".

AMDEGA SUMMER HOUSE 13'4" x 11'6". GAZEBO. Tongue and groove wood-

panelled with tiled floor, underfloor heating.

GARDENS AND GROUNDS

The gardens are an absolute delight, being well nurtured over the years and enjoying fantastic levels of seclusion and privacy. To the south is a paddock with vehicular access through a field gate leading to Checkley Lane. There is also a pedestrian entrance to the paddock from the main garden. The paddock has planning permission for equestrian use.

The land together with the stable block and field shelter make this an ideal home for those with equestrian or small stock-keeping interests.

SERVICES

Fast fibre broadband to property

EV Charger

Mains water and electricity

Septic tank drainage (emptied annually)

Biomass Central Heating to the main house

Air Source Heating to the Annexe

Solar panels with feed in tariff

Underfloor heating to main Bathroom, Summerhouse and Annexe

Log burner in Family Room

LPG to Lounge and Dining Room fires.

EICR check last completed Oct 2024 and every 5 years prior

ÖkoFEN boiler, Log Burner, Air Source, Gas Fires, serviced/chimneys swept annually

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

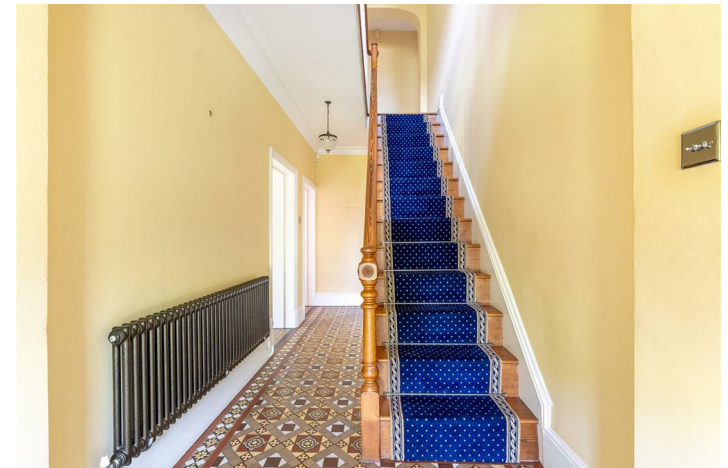
Freehold.

COUNCIL TAX

Band G.

VIEWING

Viewings by appointment with Baker, Wynne and Wilson. Telephone: 01270 625214





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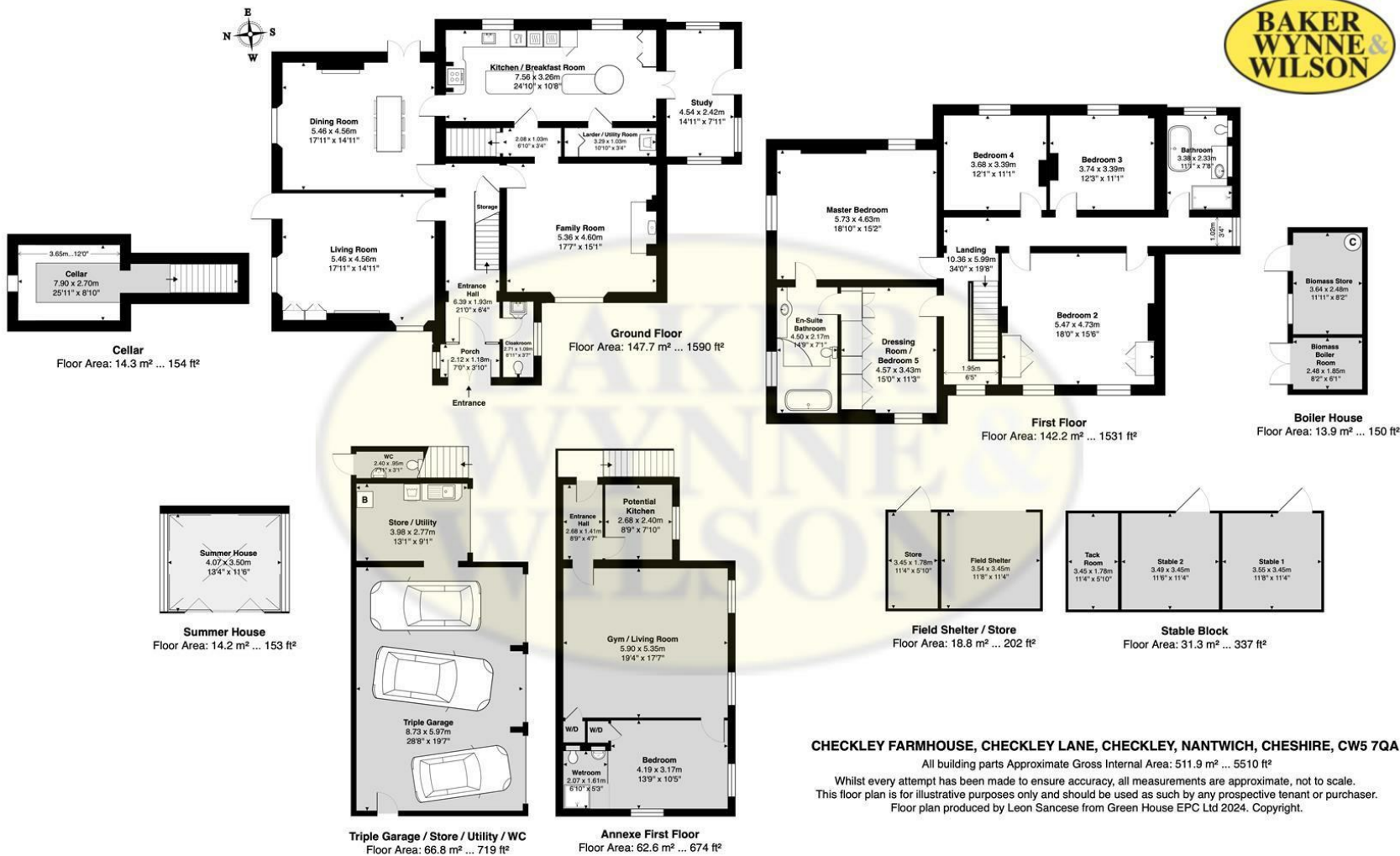
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CHECKLEY FARMHOUSE, CHECKLEY LANE, CHECKLEY, NANTWICH, CHESHIRE, CW5 7QA

All building parts Approximate Gross Internal Area: 511.9 m² ... 5510 ft²

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E		
(21-38) F	30	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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