



Cherry Tree Farm | Woore | Cheshire

MAISON HAUS 



Cherry Tree Farm Woore Cheshire



Significantly Extended
Gated Executive Country
Home

Sat in Approximately 26
Acres

Tennis Court and Numerous
Outdoor Entertaining
Spaces

Far Reaching Views of
Cheshire, Shropshire and
Staffordshire Countryside



A magnificent country home sat behind electric gates and a sweeping driveway lined with mature oak trees and foliage, Cherry Tree Farm occupies an impressive plot of approximately 26 acres and enjoys far reaching rolling field views. Entering through a substantial timber door, the accommodation in brief comprises of; entrance hall with spiraling staircase, an array of entertaining spaces leading off the hall, including a butler's pantry, wine cellar, grand drawing room with fireplace, formal dining room and snug for a more intimate setting. To the other side of the entrance hall is a more contemporary family living space, comprising of a fully fitted kitchen with Aga and large central island, dining area with French doors onto the external patio, double doors off of the dining area lead through to the oak framed conservatory with a bar area, which floods the space with light and offers rear garden views. A hall doubling as boot room adjoining the conservatory links through to the east wing of the house which contains a number of full guest suites/annexes and versatile additional reception rooms including a cinema room, gym and office space.





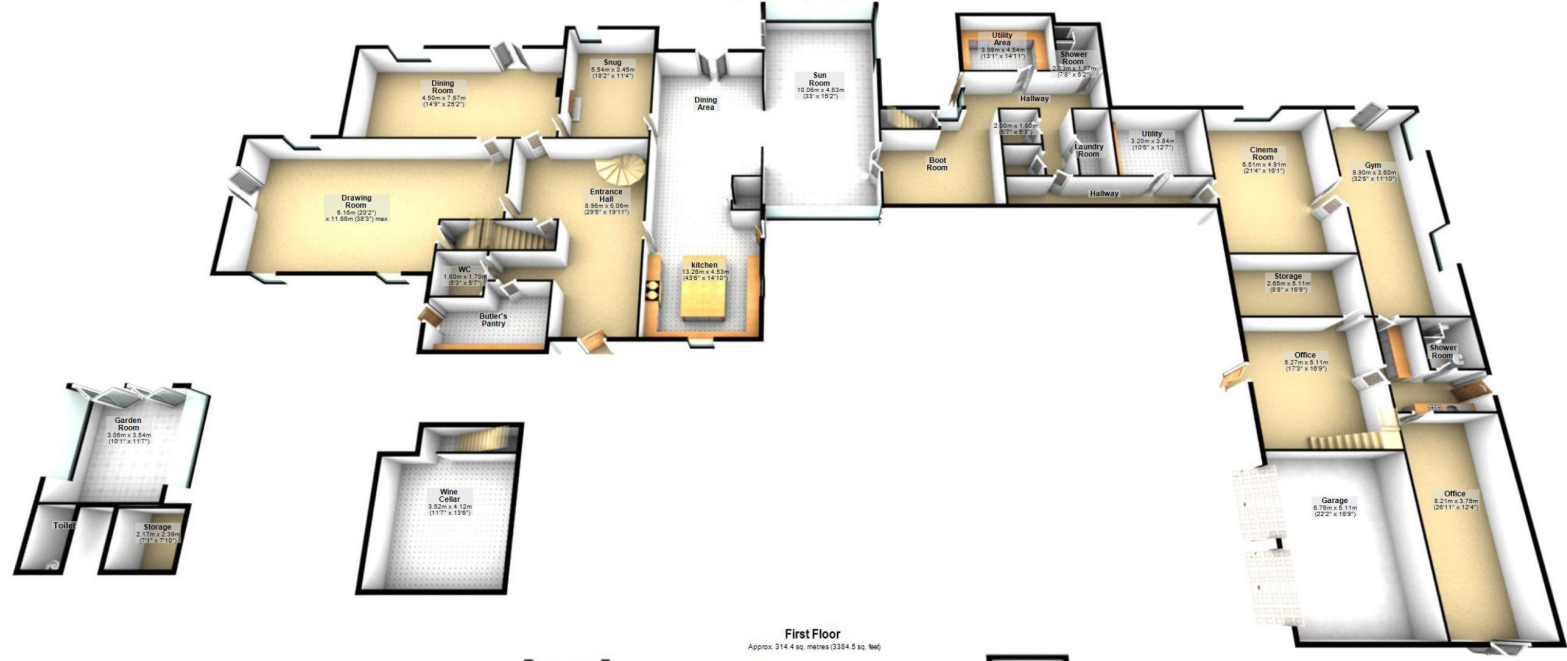
Stairs in the boot room lead up to one of the guest suites which comprises of a lounge and bedroom with en-suite. Through the gym there is a shower room, kitchen facilities, and two reception rooms currently utilised as office space, with a bedroom above. Externally, there are multiple outbuildings including 'The Folly', a summerhouse for outdoor entertaining with w.c facilities, a dining area, storage units and a wine cooler. To the other side of the property are two metal Dutch barns with workshop space, storage, parking and a back-up generator. Past the Dutch barns is a wind turbine, which provides sustainable energy to the property and tariff income, as well as a pond. There is also additional storage/parking an integral double garage. The extensive grounds comprise of a sweeping tarmac driveway surrounded by a sea of greenery, including the orchard and vegetable garden where a variety of veg and fruit trees grow. To the West elevation and wrapping round to the rear is a stone patio area, with pathways flanked with evergreens looping around the tennis court. An irrigation system is in place for easy maintenance.

Beyond the rear patio is lawn with views overlooking Cheshire and Shropshire's rolling fields. For people with equine pursuits there is ample space for the erection of stabling or the option of converting existing outbuildings and approximately 26 acres of surrounding paddocks which are mostly post fence, rail or mature hedgerow bordered. Cherry Tree Farm sits at the end of Cherry Tree Lane on the outskirts of the picturesque village of Woore, a tight knit community with all essential amenities such as village shops, Village Bakers who is more of an artisan, a few pubs, a primary school and church. The nearby market town of Nantwich offers a greater array of shops and some highly regarded primary and secondary schools. The larger area boasts some of the most reputable schools including Repton, Shrewsbury and Adcote. A number of commuter options are available, including being in close proximity to the M6 and only a short distance from Crewe Train Station where rail links to London Euston take approximately 1hr 30mins. Manchester International Airport is also approximately 28 miles away.



Ground Floor

Approx. 623.1 sq. metres (6514.1 sq. feet)



First Floor

Approx. 314.4 sq. metres (3384.5 sq. feet)



Cherry Tree Farm
Cherry Tree Lane
Woore
CW3 9SR

Guide Price: £3,650,000
Tenure: Freehold
Local Authority: Cheshire East Council
EPC Rating: C



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