



Wood Farm, Middlewich Road, Woolstonwood CW2 8SD





An exceptional and most spacious three storey six bedroom Cheshire farmhouse standing within established grounds and gardens extending to 0.88 of an acre, situated in a fine rural courtyard position within delightful south Cheshire countryside providing impeccably appointed accommodation of significant appeal to 3917 sqft overall and incorporating superb character and features. Viewing highly recommended.

- A superb Cheshire brick period farmhouse in a delightful rural courtyard location
- Providing impeccably appointed and arrayed modern accommodation over three floors
- Within established tree-lined gardens and grounds extending to 0.88 of an acre in south Cheshire countryside
- Affording extensive accommodation to 3917 sqft overall
- Enhanced and improved throughout and incorporating significant character and appeal
- Six bedrooms, four bathrooms, oak staircase to three floors
- Spacious open plan family dining kitchen with AGA and family room off, superior garden room
- Versatile reception accommodation with second staircase to annex potential, utility room, cloakroom
- Approached over a long private lane, large driveway, parking provision and extensive attached double garage
- Viewing highly recommended

#### Agents Remarks

Wood Farm is a most impressive three storey and exceptionally spacious period Cheshire farmhouse that stands in a delightful rural position on the periphery of Crewe and nearby to Bentley Motor Works, Leighton Hospital, Crewe mainline railway station, M6 motorway at junction 16 and 17 and is a short distance from historic Nantwich. The house has been comprehensively improved and maintained over recent years and provides an outstanding family home in an idyllic position.



### Property Details

The property stands within a delightful bordered boundary with an extensive driveway leading to double garaging. A pathway leads at the front of the property to a step ascending to a handsome high quality double glazed composite door allowing access to:

#### Wonderful Reception Hall 28' 5" x 8' 10" (8.66m x 2.68m)

A most impressive entrance to the property with high ceilings incorporating beams, oak staircase ascending to first floor galleried landing, stone floor, under stairs cupboard and a door leads to:

#### Sitting Room 13' 5" x 15' 3" (4.09m x 4.65m)

With a uPVC sectional double glazed sash window to front elevation, central fireplace an electric cast iron coal effect fire and high ceiling.

From the Reception Hall a door leads to:

#### Further Sitting Room 17' 2" x 15' 6" (5.22m x 4.72m)

Beautifully appointed with a wonderful central fireplace with a partially exposed Cheshire brick surround incorporating a log burning stove with oak mantel over and upon quarry tiled hearth, ceiling beams, uPVC sectional double glazed sash window to front elevation and sectional double doors lead to:

#### Living Room 10' 11" x 15' 6" (3.34m x 4.72m)

With ceiling beam and a uPVC sectional double glazed window to side elevation.

From the Inner Hall a door leads to:

#### Dining Room 14' 8" x 12' 0" (4.47m x 3.65m)

With ceiling beams, uPVC sectional double glazed window to side elevation overlooking private gardens and an internal uPVC sectional double glazed window to Garden Room/Conservatory.

From the Reception Hall a door leads to:

#### Inner Hall 28' 5" x 8' 10" (8.66m x 2.68m)

With terracotta tiled floor, door to side elevation, beamed ceiling and sectional glazed doors within glazed surround lead to:

From the Reception Hall a door leads to:

#### Superb Spacious Farmhouse Kitchen 19' 2" x 18' 2" (5.85m x 5.53m)

With a wonderful range of high quality handmade oak base and wall mounted units, attractive granite working surfaces,



integrated dishwasher, twin underslung Belfast sink, Rangemaster oven with filter canopy over, cream four door AGA inset within open chimney breast, central dining island with shelving, cupboards and drawers beneath, uPVC sectional double glazed window to courtyard elevation, ceiling beams with original meat hooks, terracotta tiled floor and sectional glazed doors within surround lead to:

**Superior Spacious Garden Room/Conservatory 24' 8" x 13' 4" (7.52m x 4.06m)**

Enjoying outstanding aspects over the private established gardens and grounds via uPVC sectional double glazed windows to three elevations, uPVC double glazed doors, tiled floor and high vaulted ceiling.

From the Kitchen open access leads to:

**Morning/Family Room 11' 7" x 18' 2" (3.53m x 5.53m)**

With a staircase ascending to first floor, uPVC sectional double glazed door to side elevation, twin uPVC sectional glazed doors to rear elevation, herringbone oak floor, Cheshire brick surround with oak beam over and a door leads to:

**Utility Room 12' 4" x 10' 0" (3.77m x 3.05m)**

Superbly appointed with handmade oak base and wall mounted units, terracotta tiled floor, uPVC sectional double glazed window to rear elevation, uPVC sectional double glazed door to rear, plumbing for washing machine, enamel one and a half bowl sink and a door leads to:

**Cloakroom 7' 1" x 10' 0" (2.15m x 3.05m)**

With pedestal wash basin, WC, terracotta tiled floor and uPVC sectional double glazed window.

From the Utility Room a door leads to:

**Extensive Over-sized Double Garage 19' 9" x 20' 8" (6.02m x 6.29m)**

With up and over door to front, workshop area, uPVC sectional double glazed window to rear elevation, light power, overhead storage provision, Worcester LPG central heating boiler and a door to outside.

From the Reception Hall an oak staircase ascends to:

**Spacious First Floor Galleried Landing 15' 3" x 8' 10" (4.66m x 2.68m)**

With an oak staircase to second floor Galleried Landing, door to large walk-in linen store, chimney light and a door leads to:



**Bedroom Three 13' 5" x 15' 3" (4.09m x 4.65m)**

With a uPVC sectional double glazed sash window to front elevation providing lovely views over countryside and coved ceiling.

**Bedroom Four 14' 8" x 11' 5" (4.47m x 3.49m)**

With uPVC sectional double glazed window overlooking side gardens.

**Bedroom Two 17' 2" x 15' 9" (5.22m x 4.81m)**

With a uPVC sectional double glazed sash window to front elevation, uPVC sectional double glazed window to side elevation, coved ceiling, archway to dressing area with two fitted cupboards and sectional glazed doors lead to:

**En-Suite Shower Room 12' 10" x 5' 7" (3.90m x 1.69m)**

With a large walk-in shower cubicle, WC, pedestal wash basin, oak plank effect floor and a uPVC sectional double glazed sash window.

**Luxurious Bathroom 9' 11" x 11' 0" (3.03m x 3.35m)**

With a tiled corner fitted jacuzzi bath, half tiled walls, WC, handsome wash basin within ornate surround incorporating cupboards and drawers beneath, large walk-in shower enclosure with overhead rain shower, porcelain tiled floor, with heated floor, heated mirrors and uPVC sectional double glazed window.

**Principal Bedroom Suite**

**Bedroom Area 17' 3" x 18' 2" (5.27m x 5.53m)**

A beautifully appointed, spacious room with ceiling beams, uPVC sectional double glazed windows to side elevations affording far reaching views through the courtyard and to countryside beyond and a door leads to:

**Jack and Jill Shower Room 7' 3" x 6' 11" (2.20m x 2.10m)**

With a corner fitted shower cubicle, pedestal wash basin, WC, half tiled walls and a door to Bedroom Five/Office.

From the Principal Bedroom a door leads to:

**En-Suite Bathroom 7' 3" x 10' 11" (2.20m x 3.33m)**

With a panelled bath, corner fitted shower cubicle, half tiled walls, WC, pedestal wash basin and high ceiling.

From the Jack and Jill Shower Room a door leads to:

**Bedroom Five/Office 11' 1" x 18' 1" (3.39m x 5.52m)**

With high vaulted ceiling incorporating a uPVC sectional double glazed window to gable elevation providing wonderful far reaching countryside views, ceiling beams, exposed Cheshire brick



walling, uPVC sectional double glazed window to side elevation and a staircase descends to the Morning/Family Room.

From the Landing an oak staircase ascends to:

**Second Floor Galleried Landing**

With a door to:

**Bedroom Six 17' 2" x 11' 5" (5.22m x 3.49m)**

A superb versatile room with two uPVC sectional double glazed eaves windows, beams and a door to:

**Large Storage Cupboard 7' 2" x 11' 5" (2.19m x 3.49m)**

Excellent storage provision.

**Externally**

The gardens are supremely established and extensively laid to lawn within tree-lined borders and incorporate a large ornamental pond, two high quality breeze houses, extensive patios and a sauna (separate negotiation). The gardens adjoin open fields and enjoy wonderful views.

**Tenure**

Freehold.

**Services**

All main services are connected, LPG (not tested by Cheshire Lamont).

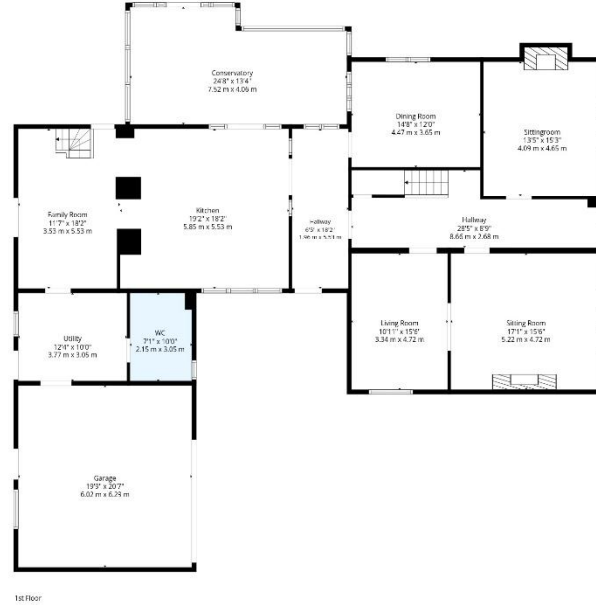
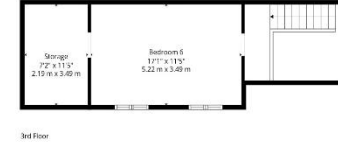
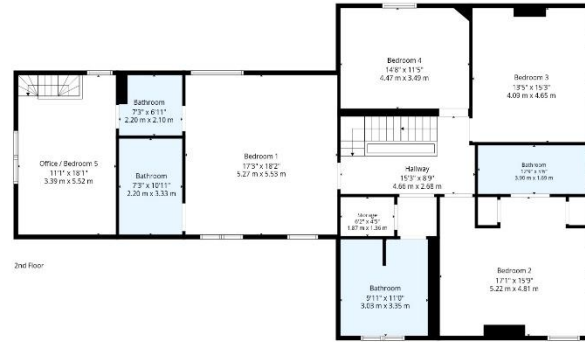
**Viewings**

Strictly by appointment only via Cheshire Lamont.

**Directions**

From Nantwich proceed along Middlewich Road towards Crewe passing Alvaston Hall on the left hand side. Continue straight over at the Marshfield roundabout and after 100 yards turn left and continue along the long private lane until reaching Wood Farm upon the entrance to the courtyard.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Total: 4079 sq. Ft, 378 m2**

1st Floor: 2125 sq. Ft, 197 M2, 2nd Floor: 1694 sq. Ft, 157 M2, 3rd Floor: 260 sq. Ft, 24 m2  
 Excluded Areas: Garage: 408 sq. Ft, 38 M2, Utility: 124 sq. Ft, 11 M2, Fireplace: 10 sq. Ft, 1 M2,  
 Storage: 87 sq. Ft, 9 M2, Low Ceiling: 23 sq. Ft, 2 M2, Bedroom 6: 37 sq. Ft, 2 M2,  
 Walls: 318 sq. Ft, 33 m2



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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