



The Kennels with land, Main Road, Betley, Crewe, Cheshire, CW3
Guide Price £850,000



In association with



A PRETTY DETACHED, BESPOKE, BORDER OAK HOUSE WITH GARDENS AND LAND EXTENDING TO ABOUT 9.1 ACRES, IN A COMMANDING POSITION ENJOYING SOUTH WEST VIEWS OVER OPEN COUNTRYSIDE, 600 YARDS FROM BETLEY VILLAGE CENTRE.

SUMMARY

Reception Hall, Living Room, Dining Room, Kitchen, Study, Cloakroom, Utility Room, Landing, Master Bedroom with Ensuite Bathroom, Three Further Double Bedrooms, Bathroom, Oil Central Heating, Double Glazed Windows, Double Garage, Car Parking and Turning Area, Gardens. Total area about 9.1 acres.

DESCRIPTION

The Kennels was built in 2006 by Border Oak of brick and oak framed construction under a tiled roof. It was built on the site of the original small holding. Border Oak are an award winning, family run, firm specialising in the design and construction of unique oak framed buildings. The company, based in Leominster, was formed in 1980.

The cleverly designed layout ensures that the main rooms take advantage of the views of the lovely gardens and countryside beyond. The well proportioned accommodation is hand crafted by design with character features including exposed beams, wall timbers, and oak windows.

The Kennels has an extensive gravel parking and turning area which has ample space for a number of vehicles, together with a separate double garage. The oak framed garage could be a good space should a purchaser look to convert it as a home office, gym or annexe subject to planning permission.

LOCATION & AMENITIES

The Kennels is situated 600 yards from Betley village centre, which is well known for its stunning period manor houses, church and cottages, with a history prior to the Domesday book. The village amenities include shop/post office, a primary school, public houses and a cricket ground. It lies under one mile from The Broughton at Balterley. Wychwood Park golf club, designed for European PGA tour standards is only 2 miles distance.

APPROXIMATE DISTANCES

M6 motorway (junction 16) 4 miles, Crewe (intercity rail network London Euston 90 minutes, Manchester 40 minutes) 6½ miles, Nantwich 7 miles, Newcastle-under-Lyme 8 miles, Stoke-on-Trent 10 miles, Congleton 13 miles, Wilmslow 25 miles, Manchester International Airport 30 miles, Manchester City Centre 36 miles.

DIRECTIONS

From Nantwich take the A51 London Road, continuing over the level crossing and straight on at the traffic lights. At the roundabout, take the fourth exit (signed Shavington and Wybunbury) and proceed through the village of Hough and upon reaching the roundabout, take the third exit, signed Betley. Proceed for 1.8 miles and just before entering the village of Betley the property will be seen on the right hand side.

ACCOMMODATION

With approximate measurements comprises:

ENTRANCE PORCH

RECEPTION HALL

18'8" x 7'7"

Wood laminate floor, understairs store, exposed wall timbers, radiator.

LIVING ROOM

18'8" x 11'10"

Open fireplace with brick inset, stone hearth, oak mantle and stove style propane gas fire, exposed beams and wall timbers, double glazed window to the front and two double glazed windows and double glazed French windows to the rear, two double wall lights, new fitted carpet, radiator.

DINING ROOM

12'7" x 12'5"

Exposed beams and wall timbers, two double glazed windows and double glazed French windows to rear, new fitted carpet, two radiators.

KITCHEN

11'10" x 9'9"

Ceramic single drainer sink unit, cupboards under, floor standing cupboard and drawer units with worktops, wall cupboards, two pantry cupboards, Bosch integrated dishwasher, refrigerator and freezer, Bosch integrated oven and four burner induction hob unit with extractor hood above, Myson Kickspace heater, exposed beams and wall timbers, inset ceiling lighting, wood laminate floor.

STUDY

11'0" x 8'6"

Wood laminate and carpeted floor, inset ceiling lighting, door to side, radiator.





CLOAKROOM

White suite comprising hand basin and low flush W/C, half tiled walls, laminate floor, radiator.

UTILITY ROOM

5'2" x 4'6"

Worcester oil fired central heating boiler (2022), plumbing for washing machine.

STAIRS FROM RECEPTION HALL TO FIRST FLOOR LANDING

7'6" x 6'8"

Exposed beams and wall timbers, access to loft, new fitted carpet.

MASTER BEDROOM

14'5" x 11'10"

Part vaulted beamed ceiling, Juliet balcony enjoying superb views over the gardens and countryside beyond, exposed beams and wall timbers, new fitted carpet, two radiators.

ENSUITE BATHROOM

8'6" x 8'4"

White suite comprising panel bath, pedestal hand basin and low flush W/C, tiled shower cubicle with shower, part tiled walls, vaulted ceiling with inset lighting, wood laminate floor, radiator.

BEDROOM NO. 2

11'9" x 9'3"

Fitted double wardrobe with sliding mirrored doors, exposed beams and wall timbers, radiator.

BEDROOM NO. 3

11'6" x 9'2"

Fitted double wardrobe with sliding mirrored doors, exposed beams and wall timbers, new fitted carpet, radiator.

BEDROOM NO. 4

11'10" x 8'3"

Exposed beams and wall timbers, new fitted carpet, radiator.

BATHROOM

7'6" x 5'9"

White suite comprising panel bath, pedestal hand basin and low flush W/C, wood laminate floor, radiator.

OUTSIDE

Car parking and turning area. Exterior lighting. Oil tank. Detached oak framed, tile roofed DOUBLE GARAGE 16'0" x 15'9" two pairs of double doors.

GARDENS

The gardens are extensively lawned with specimen trees, borders, a fine willow tree, a pond with bridge and a large flagged terrace. The boundaries are hedgerow and post and rail.

LAND

A field of part undulating land extends to the West of the house. NB. overage Clauses for non agricultural or equestrian purposes.

SERVICES

Mains water and electricity. Private drainage system.

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 F

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VIEWINGS

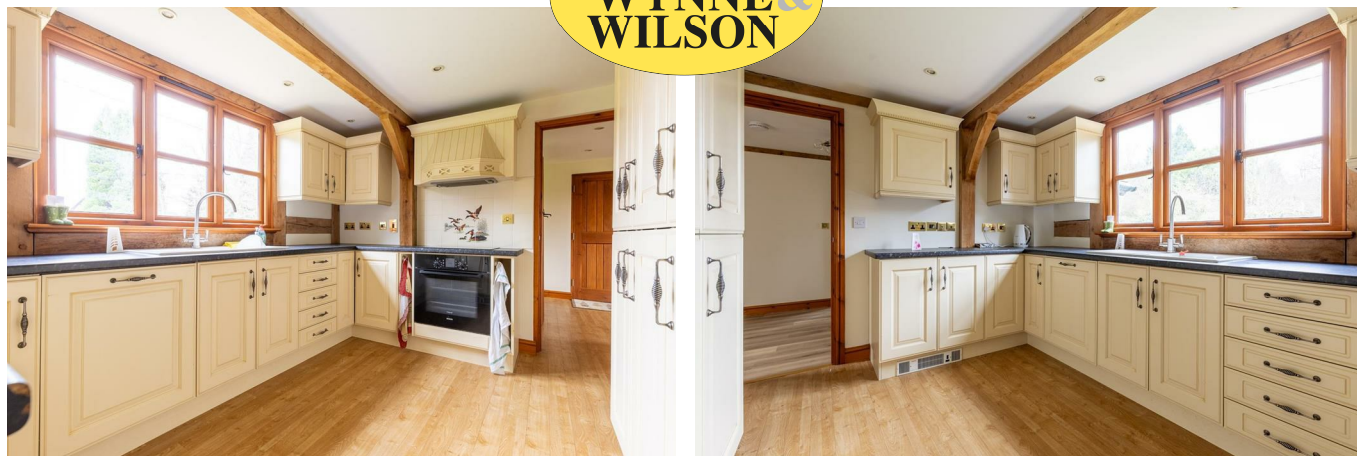
By appointment with Baker Wynne & Wilson

Note: Plan attached for identification purposes only.

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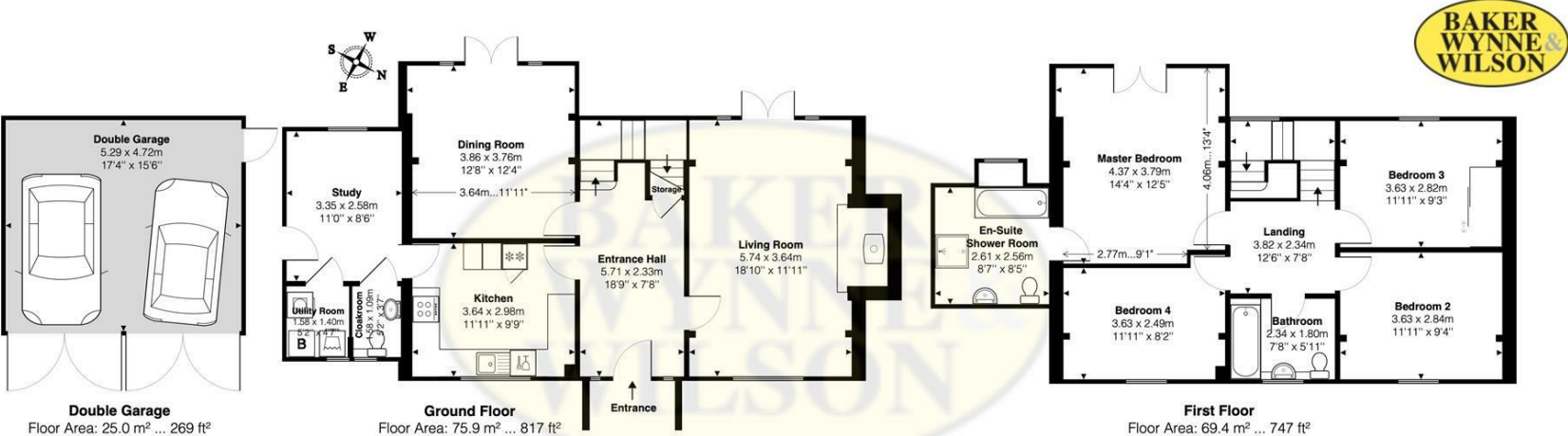


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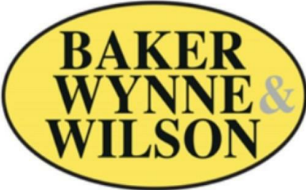


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 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 firms employment has the authority to make or give any representation or warranty in respect of the property



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