



Rookery View, Stoke Hall Lane, Stoke, Nr Nantwich.

**CHESHIRE
LAMONT**

9 Rookery View

Stoke Hall Lane, Stoke
Nr Nantwich, CW5 6NZ

Conveniently situated between Nantwich Town Centre and Tarporley Village, this well-proportioned 3-bedroom converted barn is finished to a high specification and extends to nearly 2500sq/ft which includes a stunning open plan kitchen/dining/family room and large master bedroom suite. The gardens are to the front and rear overlooking and adjoining the surrounding countryside. There is a ½ acre paddock, double garage and planning permission approved for 5 new windows and a further double garage (see Agent's Note) under planning ref 26/2043/FUL.

- Contemporary country property set within electric gated exclusive private development of nine barns
- Underfloor heating throughout the ground floor
- Air source central heating system
- Reception Hall, Living Room, Study, Large open plan Kitchen/Dining/Family Room, Utility, Cloakroom
- Master Bedroom Suite with Dressing Room and Ensuite Bathroom, two further Large Double Bedrooms, Shower Room
- End barn with gardens to both front and rear adjoining fields and benefitting from panoramic countryside views and privacy
- Attached small Pony Paddock (0.5 acre) (potentially suitable for a Shetland pony)
- Double Garage, planning consent approved for a further double garage

Location

The property is situated in Stoke, which is a small Hamlet approximately 3.5 miles from the historic market town of Nantwich and 7 miles from the village of Tarporley. Nantwich offers comprehensive shopping facilities including a range of Boutiques, Delicatessens, award winning butchers as well as Sainsburys and Morrisons. Junction 16 of the M6 motorway is approximately 20 minutes' drive and Crewe mainline Railway Station approximately 15 minutes (8 miles).

Accommodation

A glazed front door opens to a **Central Reception Hall 6.8m x 2m** finished with underfloor heated tiled floor which runs throughout the ground floor accommodation. The **Reception Hall** gives access to the **Living Room, Kitchen/Dining/Family Room, Study**, a versatile **Pantry/Boot Room, Utility and Cloakroom**, fitted with a low level WC and wall mounted wash hand basin. The **Living Room 4.6m x 4.2m** overlooks the front garden and fields beyond as does the **Study 3m x 2.1m**. To the rear of the property there is a **Stunning 8.6m x 6.6m Open Plan Kitchen/Dining/Family Room** with two sets of large feature glazed sliding doors opening onto the **South Facing Rear Garden** with



views beyond the surrounding countryside. This room also benefits from a Lutron lighting system and Sonos integrated ceiling music system. The well-appointed **Kitchen** includes a large centre island finished with a quartz worksurface; this provides a four-person breakfast bar. Appliances include a Quooker boil tap to the sink, large induction hob with extractor fan above, integrated oven, microwave combi oven with warming drawer beneath, dishwasher, larder fridge, larder freezer and wine chiller. The **Dining Area** comfortably accommodates an 8/10-person every-day dining table and larger for an occasion. The spacious informal **Family/Sitting Area** is suitable for sofas, easy chairs and a coffee table.

First Floor

There are **Three Double Bedrooms**. The **Master Bedroom Suite 11.2m (37 foot) overall**, includes a spacious **Bedroom 4.8m x 4.2m** (with large under eaves storage) giving access to the **Dressing Room 3.1m x 2.6m** and a well-appointed **Ensuite Bathroom 3.4m x 2.6m** beyond, fitted with a double ended bath, large shower facility, wall mounted wash handbasin with draw units beneath, WC with enclosed cistern, heated towel rail and radiator. **Bedroom Two 6m x 4.2m** and **Bedroom Three 4.3m x 4.2m** both benefit from under-eaves storage cupboards and are adjacent to the well-appointed **Shower Room** which includes a low-level WC, wash hand basin set upon a washstand, and heated towel rail.

Externally

To the front of property there is a front garden which overlooks fields. The enclosed rear garden includes a **9.0m x 3.5m Nonslip Tiled Patio Area** which can be directly accessed from the **Kitchen/Dining/Family Room** creating the perfect **Alfresco Entertaining space** with lawned gardens beyond overlooking countryside to the side. From the garden there is access to a **Small Paddock** (potentially suitable for a Shetland pony). There are **Three Car Parking Spaces** to the front of the **Detached Double Garage 5.8m x 5.2m**, this benefits for a **Boarded Roof Space** and has an **EV Charging Point**.

Tenure: Freehold.

Services: Mains Water, Electricity, Private Drainage (compliant to 2020 regulation), Air Source Central Heating.
Management Charge - estimated to be £60 per month.

Directions: What3words : budget.studs.taken.

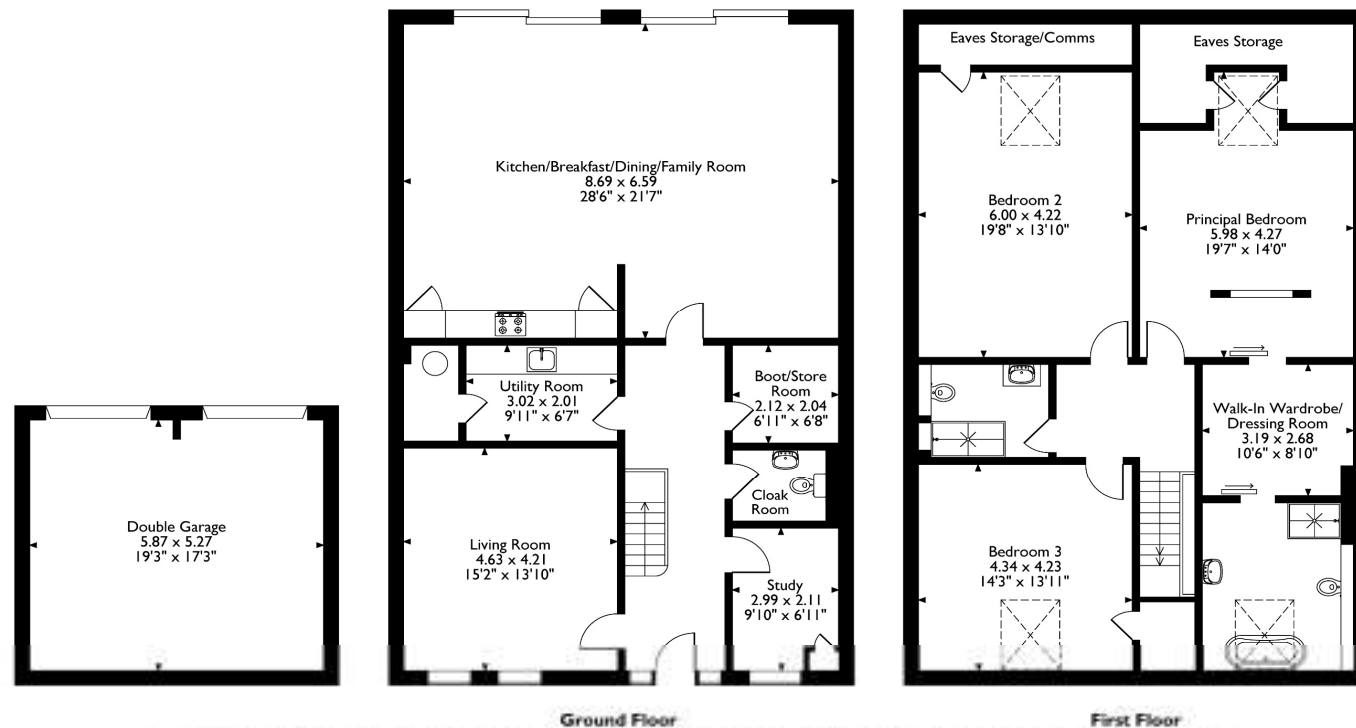
From Tarporley proceed in the direction of Nantwich along the A51 for 5 miles through Alraham and Calveley and Wardle to Barbridge. Upon reaching Barbridge turn left at the staggered crossroads into Mill Pool Lane, follow the road over the canal bridge and continue for a further half mile where the entrance to Rookery View will be found on the right-hand side. Proceed up the drive following the driveway to the right and the property is located at the far end on the left-hand side.

Viewings: By appointment via Cheshire Lamont's Tarporley Office.





Approximate Gross Internal Area
Main House = 2497 sqft/232 sqm
Garage = 334 sqft/31 sqm
Total = 2831 sqft/263 sqm



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Agent's Note: Planning permission includes five new windows to the gable elevation of the existing property of Plot 9 and the erection of a new garage, change of use of existing paddock to residential curtilage and subsequent private drive for access. Proposed windows are in-keeping with the existing windows on the property and also neighbouring buildings. New garage to match existing and not to effect neighbouring views, under Cheshire East Planning Permission number 26/2043/FUL

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