



CHESHIRE
LAMONT

The Paddock, Bellaport Road, Norton-in Hales TF9 4AY



A most elegant four bedroom detached Edwardian residence standing in outstanding established gardens to 0.41 of an acre enjoying delightful countryside views within North Shropshire affording well appointed accommodation incorporating a range of attractive features of great character and benefiting from a self-contained suite if required. Viewing highly recommended.

- A delightful Edwardian period residence of significant size and style
- Standing in outstanding rural countryside within the North Shropshire village of Norton in Hales and nearby to historic Audlem
- Affording significant period character and versatile ground floor accommodation with self-contained suite potential
- With established gardens and grounds to 0.41 of an acre including timber chalet and lovely tranquil areas
- Providing delightfully appointed accommodation throughout to 2214 sqft
- Three spacious reception rooms, dining kitchen and utility room
- Ground floor bedroom and shower room
- First floor principal bedroom, dressing room and en-suite bathroom
- Two further double bedrooms, family bathroom and study
- Viewing highly recommended

Agents Remarks

This property enjoys a wonderful situation within Norton-in-Hales. Norton in Hales is a charming and quintessential English conservation village providing all the requisites of village life with an historic Church, family-run Public House and a delightful cricket pitch and pavilion. The area is renowned for its surrounding natural beauty and ease of access to local towns such as Market Drayton and Nantwich. The nearby villages of Woore and Audlem provide day-to-day facilities. The property is within easy distance of Junction 15 and 16 of the M6 and Mainline Crewe railway station.



Property Details

The property stands behind established private hedging providing formal enclosed gardens with a slate gravel drive leading through a 5-bar gate that sweeps round to the side of the house to a parking area at the rear. An imprinted cobble effect path leads to a high quality period panel door allowing access to:

Vaulted Reception Vestibule and Hall

Beautifully appointed with a painted pine clad pitched ceiling, original sectional glazed window to front elevation, herringbone wood block flooring, staircase with a handsome oak handrail ascending to first floor and a picture pine panel door leads to:

Handsome Formal Dining Room 13' 11" x 13' 11" (4.25m x 4.25m)

Beautifully appointed with wonderful aspects to the front elevation and to the side elevation via double glazed sash windows, herringbone wood block flooring, high coved ceiling and niche.

From the Reception Hall panel door leads to:

Sitting Room 13' 11" x 13' 11" (4.25m x 4.25m)

A lovely reception room with double glazed sash windows to front and side elevations overlooking private gardens, recessed fireplace incorporating a high cast iron wood burning stove upon raised quarry tiled hearth and with mantel over and a panel door leads to:

Dining Kitchen 9' 6" x 17' 6" (2.89m x 5.33m)

Superbly appointed with a range of high quality shaker style base and wall mounted units, attractive granite working surfaces, SMEG built-in double electric oven, SMEG hob with filter canopy over, underslung one and a half bowl sink with mixer tap, integrated dishwasher, tiled flooring, double glazed window overlooking the rear gardens and a leaded and stained glass panel door leads to:

Utility/Pantry Cupboard 4' 8" x 10' 2" (1.42m x 3.10m)

With plumbing for washing machine and extensive shelving.

From the Kitchen a panel door leads to:

Rear Porch

With a sectional double glazed door to side elevation, coved ceiling, tiled flooring and a door leads to:

Inner Hall

With coved ceiling and a door leads to:



Separate Annex Suite
With independent access.

Lounge with Kitchen Area 24' 3" x 10' 2" (7.40m x 3.11m)

Living Area

With three double glazed sash windows, coved ceiling and high quality oak plank effect flooring.

Kitchen Area

With a range of oak fronted base units and tall cupboard, sink with mixer tap and double glazed sash window.

From the Inner Hall a panel door leads to:

Guest Room 9' 9" x 10' 9" (2.97m x 3.28m)

With a sectional double glazed sash window to rear elevation, coved ceiling and oak flooring.

From the Inner Hall a panel door leads to:

Shower Room

With a corner fitted shower, WC, pedestal wash basin, oak effect flooring, tiled walls and double glazed window.

First Floor Landing

With a panel door to:

Bedroom Two 13' 11" x 13' 11" (4.25m x 4.25m)

With double glazed sash windows to front elevation and side elevations providing wonderful far reaching countryside views and oak flooring.

Bedroom Three 13' 11" x 13' 11" (4.25m x 4.25m)

With double glazed sash windows to front and side elevation enjoying superb aspects over countryside, oak flooring and picture rail.

Bathroom 9' 7" x 10' 0" (2.91m x 3.05m)

Fully appointed with a panelled bath within surround, walk-in shower cubicle, WC, pedestal wash basin, airing cupboard, part panelled walling, shelving and double glazed window.

Principal Bedroom Suite

With a step descending to:

Study Area 9' 7" x 10' 2" (2.92m x 3.11m)

With double glazed sash window to side elevation providing lovely far reaching views, oak flooring, fitted cupboards, step to covered area with hinged access to loft and a door leads to:



Principal Bedroom 17' 0" max x 10' 0" (5.18m max x 3.05m)

With twin double glazed sash windows to side elevation enjoying superb aspects over open fields, double glazed sash window to rear elevation, oak plank flooring, fitted wardrobe with cupboards above, coved ceiling and an archway leads to:

Dressing Room 9' 11" x 10' 8" (3.01m x 3.25m)

With coved ceiling, double glazed sash window to rear elevation, oak plank flooring and a door leads to:

Luxurious Spacious En-Suite Bathroom 9' 0" x 10' 8" (2.75m x 3.25m)

Beautifully appointed with a double ended slipper bath incorporating shower tap to side, large walk-in shower enclosure, twin enamel bowl sinks upon plinth incorporating shelving beneath, tiled flooring, double glazed window and towel radiator.

Externally

The property stands in beautiful gardens extending to all sides with large lawned areas bordered by mature trees and hedging and benefits from raised flower beds and borders, greenhouse, timber garden shed with adjoining kennel area, timber chalet and a decked timber area providing a lovely tranquil seating area.

NB

Please note there are newly installed double glazed sash windows throughout.

Tenure

Freehold.

Services

Oil fired central heating, mains water and electricity. (not tested by Cheshire Lamont).

Viewings

Strictly by appointment only via Cheshire Lamont.

Directions

From Nantwich proceed South on the A529 Audlem Road for approximately 5 miles to the village of Audlem. At the T junction adjacent to the historic church in the centre of the village turn left towards Woore. Follow this road for approximately 0.5 of a mile turning right into Paddock Lane, proceed to the end of Paddock Lane and turn right onto Kettle Lane signposted to Norton-in-Hales, follow this road for a further 3.25 miles and The Paddock will be found on the right hand side.





Total area: approx. 205.7 sq. metres (2214.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This Plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.



Total area: approx. 14.6 sq. metres (156.7 sq. feet)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



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.

www.cheshirelamont.co.uk

Chestnut Pavilion
Tarporley
Cheshire CW6 0UW
Tel: 01829 730700

4 Hospital Street
Nantwich
Cheshire CW5 5RJ
Tel: 01270 624441