



Woodside Farm, Bridgemere Lane, Hatherton CW5 7PL

CHESHIRE
LAMONT



A wonderful and highly individual modernised country residence standing in an idyllic location within extensive gardens, grounds and woodland extending to 2.40 acres with paddock and stabling. Providing impeccably appointed and arrayed accommodation of significant appeal with an adjoining self-contained two bedroom annex ideal for ancillary use, Air BnB and for additional family accommodation. Viewing highly recommended.

- An exceptional and highly individual detached country residence
- Providing outstanding four bedroom , four bathroom accommodation with an adjoining self-contained two bedroom, two bathroom annex
- Standing in wonderful private established gardens, grounds, woodland and paddock with stabling to 2.40 acres
- With gated entrance, large gravel driveway, extensive paved entertaining areas, landscaped garden areas and vehicular access to paddock and stabling
- Benefiting from solar power with battery and EV charger, garden lighting and hardstanding for long term parking
- Stunning open plan kitchen with a vaulted oak framed living area overlooking gardens and woodland
- Three further reception rooms, utility room, boot room, pantry and home office
- Spacious principal bedroom suite with patio doors to balcony, dressing room and en-suite shower room
- Three further bedrooms and three further bathrooms

Agents Remarks

Woodside Farm was originally a late 19th Century cottage. It has been extended in the 2000's to exacting individual specifications with impressively rendered brown and white Tudor style facades to create very spacious and well arrayed modernised accommodation over two floors, including a most impressive kitchen/dining/living space. The self-contained two bedroom annex provides superb additional accommodation for multi-generational living or similar and is currently providing a regular steady income as a successful AirBnB. The gardens, grounds and surroundings are a sheer delight with an abundance of established specimen trees within the grounds and on the periphery. The



grounds incorporate charming walkways, various entertaining areas, an attractive arbour pathway, secret garden area, orchard and hardstanding for long term parking of mobile home or similar. A paddock extending to approximately an acre stands to the rear of the property and borders open fields and woodland and benefits from vehicular access if required. A professionally constructed range of stables stands upon a concrete apron providing equestrian facilities and significant versatile usage.

Property Details

A beautiful splayed brick pillared stone topped gateway incorporates electrically operated double oak gates allowing access over a large gravel entrance drive providing excellent parking facilities. To the front of the property stands an extensive paved approach which leads to:

Handsome Tiled Pitched Canopy Porch

With double glazed oak framed windows, York stone floor and a sectional double glazed oak door allows access to:

Reception Hall 16' 9" x 6' 9" (5.11m x 2.07m)

A delightful entrance to the property with a lovely oak staircase ascending to first floor, tiled plank floor, oak door to cloaks/storage cupboard and a sectional glazed oak door leads to:

Study/Snug 12' 11" max x 17' 11" (3.94m max x 5.45m)

With a chimney breast incorporating a Clearview log burning stove upon slate hearth, fitted shelving units with cupboards and drawers beneath, oak plank floor, double glazed window to south elevation with handsome window seat beneath, double glazed window to front elevation and an oak door leads to:

Home Office

With a double glazed window overlooking south facing garden.

From the Reception Hall a sectional glazed oak door leads to:

Dining/Entertaining Room 16' 9" max x 19' 2" (5.11m max x 5.85m)

Providing superb aspects via a double glazed window to east elevation incorporating fitted shutters, full height double doors to Conservatory incorporating fitted shutters, oak door to Kitchen, oak plank floor and oak door to butlers pantry with fitted shelving.

From the Reception Hall a sectional glazed oak door leads to

Lounge 14' 6" max x 21' 7" (4.41m max x 6.57m)

Beautifully appointed with a large exposed Cheshire brick feature fireplace with a recessed chimney breast incorporating a



Clearview log burning stove, double glazed windows to south and west elevations and ceiling beams.

From the Reception Hall an oak door leads to:

Boiler/Home Hub Room

With a Worcester oil fired central heating boiler and security and CCTV systems.

From the Reception Hall a sectional glazed oak door leads to:

Glorious Open Plan Kitchen with Living Area 36' 4" max x 21' 0" max (11.08m max x 6.40m max)

A stunning, spacious and impeccably appointed space.

Kitchen Area

With an outstanding range of units beneath attractive granite working surfaces, kitchen range within chimney breast, large marble topped central dining island incorporating Belfast sink with mixer tap, cupboards, drawers, shelving and integrated dishwasher, niche for American fridge freezer with fitted wine rack over and tall cupboards to side, tiled floor and beautiful open aspects to:

Large Vaulted Oak Framed Living/Entertaining Area

A superb entertaining space enjoying lovely aspects over the gardens via double glazed windows to three elevations, four roof lights, 5-panel tri-folding doors to patio providing lovely aspects over woodland and gardens, freestanding contemporary log burning stove and tiled floor.

From the Kitchen a sectional glazed oak door leads to:

Rear Hall

With a double glazed sectional door to outside and an oak door leads to:

Cloakroom

Delightfully appointed with a large Belfast sink within granite surround incorporating cupboards beneath, WC, tiled floor and double glazed window.

From the Rear Hall a sliding door leads to:

Wonderful Walk-In Pantry

With shelving.

From the Kitchen a sectional glazed oak door leads to:

Conservatory 12' 3" x 6' 0" (3.74m x 1.83m)

With a clear glazed roof, double glazed windows providing superb aspects over the gardens, doors to Dining Room, high quality oak effect floor and an oak door and steps lead to:



Second Entrance Hall

With high quality oak effect floor, oak door to ancillary and additional accommodation, door to outside and an oak door leads to:

Superb Laundry/Utility Room 8' 6" x 13' 1" (2.60m x 3.99m)

With a range of base and wall mounted cupboards, attractive butchers block working surfaces, full height cupboards, plumbing for washing machine, space for tumble dryer, Belfast sink with mixer tap, double glazed window overlooking gardens, high quality oak effect floor and a double glazed door leads to Boot/Freezer Room.

From the Reception Hall a handsome oak staircase ascends to:

Large First Floor Galleried Landing

With attractive aspects to the front elevation via a double glazed window, shelving, access to loft and an oak door leads to:

Principal Bedroom Suite 14' 6" x 25' 8" (4.41m x 7.82m)

A stunning room with outstanding aspects over the private gardens and woodland to the rear, double glazed doors to railed balcony with fitted shutters, double glazed windows to west elevation and an oak door leads to:

En-Suite Shower Room

Walk-In Dressing Room 5' 9" x 14' 9" (1.76m x 4.49m)

With lighting, shelving and railing.

From the Bedroom an oak door leads to:

Large Airing Cupboard

With a large high capacity Megaflow pressurised cylinder system.

Family Bathroom

Bedroom Four 10' 7" x 11' 5" (3.22m x 3.49m)

With double glazed windows to east and north elevations.

Bedroom Two 14' 6" x 12' 9" max (4.41m x 3.88m max)

With double glazed window to side elevations providing lovely aspects over countryside and an oak door leads to:

En-Suite Shower Room

Bedroom Three 12' 11" x 13' 10" (3.94m x 4.21m)

With double glazed windows to front and side elevations and an oak door leads to:

En-Suite Shower Room

From the Conservatory an oak door leads to:



ANNEX

The ancillary dwelling benefits from a separate access at the front of the property and is entirely self-contained.

Superb Open Plan Living and Kitchen 28' 1" max x 17' 9" (8.57m max x 5.40m)

Bathroom

Bedroom One 10' 7" x 14' 4" (3.22m x 4.36m) En-Suite Shower Room

Bedroom Two 12' 7" x 8' 11" (3.83m x 2.73m)

Gardens

The wonderful extensive landscaped lawned gardens incorporate a range of woodland areas, large patio entertaining areas, pathways, orchard and a secret garden. The grounds enjoy significant numbers of established specimen trees attracting a superb range of birds and wildlife. An acre paddock stands at the rear of the gardens.

Stable Area

With a concrete apron and four former loose boxes currently used for domestic use.

Large Stable/Mower Room 11' 10" x 15' 5" (3.61m x 4.70m)

Stable/Store 11' 10" x 10' 7" (3.61m x 3.22m)

Stable/Shed/Workshop 11' 10" x 13' 7" (3.61m x 4.15m)

Shed/Store 12' 2" x 9' 9" (3.72m x 2.97m)

Impressive Cedar Greenhouse

Tenure – Freehold.

Services

Oil fired central heating to house, LPG central heating to annex and utility room, private drainage, solar panels, mains water and electricity (not tested by Cheshire Lamont).

Directions

Proceed out of Nantwich along Wellington Road and continue onto Audlem Road for approx. 3 miles. Turn left along Birchall Moss Lane and left again onto Bridgemere Lane. Woodside Farm is situated on the left hand side.

What3Words - friday.shirtless.handbag



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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