

CHERRY TREE PARK

Cherry Tree Lane, Woore, Crewe, Shropshire



A RARE OPPORTUNITY TO ACQUIRE A MODERN DETACHED HOUSE AND PRIVATE ARBORETUM CREATED BY RENOWNED HORTICULTURALIST JOHN RAVENSCROFT, EXTENDING TO 50 ACRES.

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Guide Price £2,250,000

Tenure Freehold

Services: Mains electricity and back up generator. Private borehole water with abstraction license and UV treatment. Private drainage. Air source heating to house. Large water storage tank and high-pressure ring main providing irrigation for the site.

Local Authority & Council Tax Band Shropshire County Council Band H

Agents note There are restrictive covenants on the title, please refer to the agents for further details.

Directions (Postcode CW3 9SR): From M6 Junction 15 take the A519 Signposted Eccleshall and Shrewsbury. At The traffic lights turn right onto A5182 Trentham Road and then turn left onto the A53 at the roundabout. Proceed through Baldwin's Gate and take the A51 towards Nantwich at Blackbrook. Continue into Woore and Cherry Tree Lane is on the right-hand side. Cherry Tree Park is towards the end of Cherry Tree Lane on the left-hand side.

What3words: urgent.clipped.shuttered



LOCATION

Situated in an elevated position in North Shropshire, Cherry Tree Park enjoys far reaching views over the Cheshire plain towards the Pennines to the North, the Peckforton Hills to the northwest and the Breiddons to the Southwest. The popular village of Woore is in the most northerly parish of Shropshire and borders Cheshire and Staffordshire. As such it is ideal for access to nearby larger towns of Nantwich, Whitchurch, and Chester.

The M6 Junction 15 is less than 10 miles away. Rail connections to Manchester, Liverpool, Birmingham, and London Euston can be taken from Crewe with access to London from 1hour 36 mins (correct at time of print). International travellers can fly from Manchester, Liverpool, and Birmingham.

Distances:
Crewe Station 9.8 miles
M6 Junction 15 9.9 miles
Manchester 47 miles
Birmingham 49 miles



HISTORY

Cherry Tree Park was the retirement home and project of the late John and Elizabeth Ravenscroft. The aim was to preserve and enhance the landscape overlooking the Cheshire plain whilst retaining the long views towards the Derbyshire Peak District. Mature oaks were preserved and specimen trees planted, having regard for their long-term visual impact within the landscape along with the aim of encouraging the greatest possible variety of birds, wildflowers, and wildlife. It offers a lasting legacy of a life's passion, dedication, and knowledge of horticulture.

Now 20 years later the arboretum is starting to mature and offers a significant collection of magnolias, having about three hundred varieties, as well as a collection of rare cherry trees, North American oaks, and an important collection of azaleas. There are 19 trees classed as Champion Trees of England and 793 classed as Champion Trees of Shropshire. Examples of these are Betula "Edinburgh" Betula, "Polar Bear," Sorbus Splendens, Parrotia Persica "Bella" and Carpinus Viminea. The arboretum has been surveyed and grid referenced in recent years. Information is available at www.cherrytreearboretum.org/championtrees

John Ravencroft was Vice President of the RHS, having been a member since 1952. He was awarded the RHS Victoria Medal of Honour in 2008 in recognition for his plantsmanship and contribution to the promotion of gardening. John founded Bridgemere Nurseries in 1962, which grew to be one of the largest garden centres in Europe by the time of his retirement.











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The house is set over two floors and designed to offer spacious entertaining/ reception space along with a generous principal suit. Its design was influenced by the style of 19th Century Shaker homes in New England. A welcoming reception/ dining hall features a grand staircase and lift accessing both floors. There are three further reception rooms: a large drawing room with wood burning stove, sitting room and study both with fitted booked shelves. The kitchen/ breakfast room enjoys far reaching views and fitted with a range handmade wall and base, units of high-quality joinery with integrated appliances and an electric Aga. Off the kitchen is a boot room, utility room, pantry, and further WC. The first floor offers a spacious principal bedroom with fitted wardrobes, an ensuite bathroom as well as an ensuite shower room. There is a further second bedroom suite with ensuite bathroom as well as a further two bedrooms and shower room. The large open plan landing provides an additional sitting area.















OUTBUILDINGS

To the side of the house is a gravelled service area with space for parking, two large steel framed polytunnels with misting systems and a further polytunnel is currently used for storage. At the southern end of the park is a large commercial standard glass house with temperature-controlled ventilation, irrigation, and misting system as well as cold store. A further poly tunnel is opposite the glass house. Adjacent is a modern steel framed building with office space, kitchen, shower and toilets and double height storage.



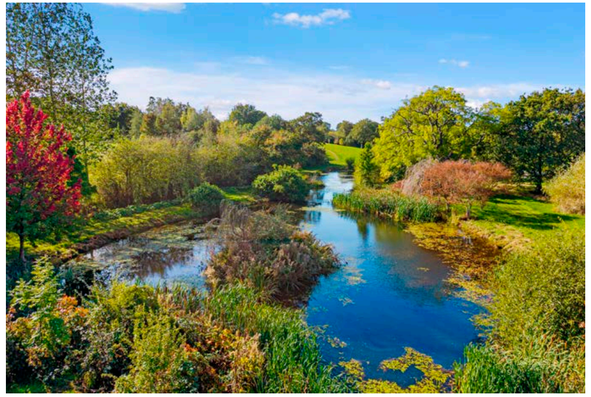
OUTSIDE

Cherry Tree Park extends to just over 50 acres and approached through electric gates. A gravel tree line drive leads over the brow of the hill to the house. At the side of the house and accessed from the sitting room is a sheltered terrace with space for outdoor dining. The terrace continues to the rear of the property and leads onto the lawn and parkland with far reaching north westerly views over the arboretum towards Cheshire.

Mown paths throughout the arboretum offer a natural way to navigate the landscape passing around the three naturally fed ponds which provide habitats for wildlife. The arboretum is planned and planted to offer all year-round colour and structure. Thousands of trees and shrubs have been planted, many of them rare and unusual. Magnolias, cherry, lilac, rhododendrons and azaleas for Spring colour as well as American oaks for Autumn tones. John deliberately planted three levels of canopy; shrubs for low level shelter, flowering trees at a second level with a life span of about 30 – 50 years and the final canopy which will reach maturity after 50 – 100 years comprising oaks, beech, large maple, limes, and major conifers. The Park has stock beds of magnolia varieties which supply budwood for propagation.

A carpark area is situated between the house and the large glass house.

A cutting garden and vegetable garden are situated adjacent to the house.

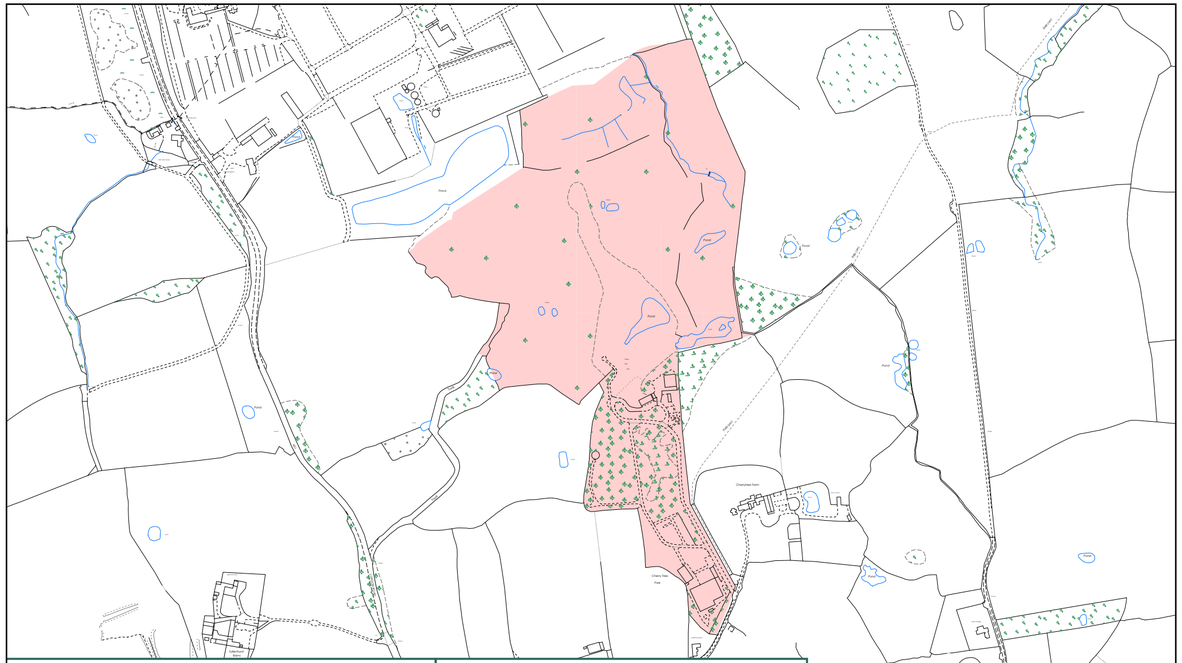












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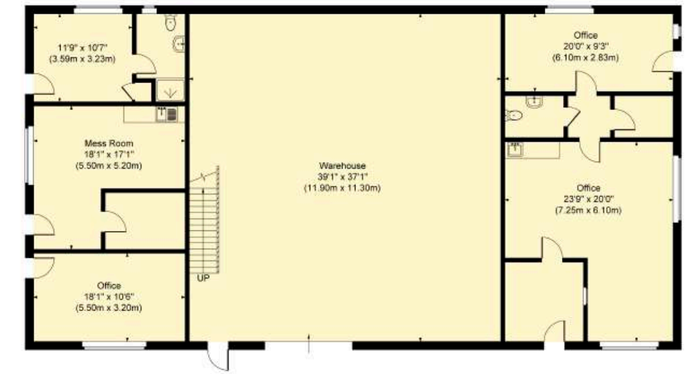
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(50.43 ac)

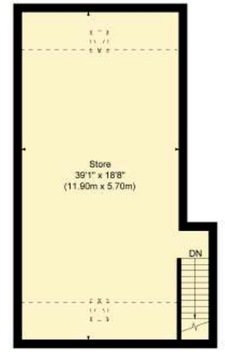
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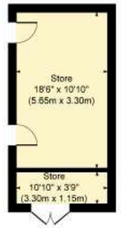
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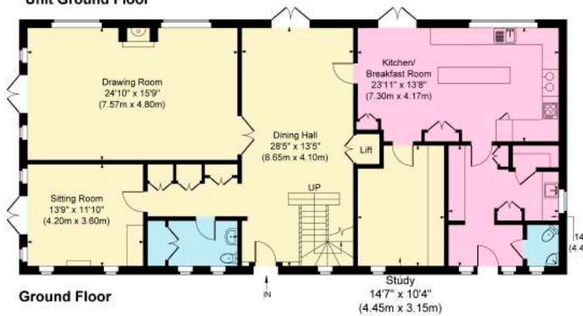
Unit Ground Floor



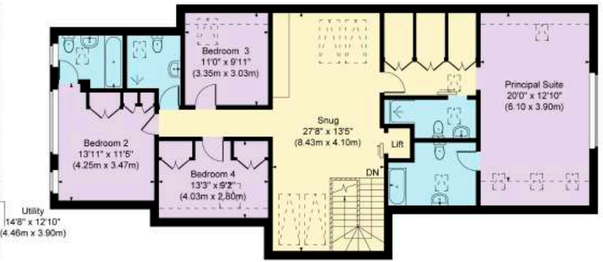
Unit First Floor



Outbuilding



Ground Floor



First Floor

Approximate Gross Internal Area
Main House = 306 sq.m / 3294 sq.ft
Unit= 348 sq.m / 3746 sq.ft
Outbuilding= 23 sq.m / 248 sq.ft
Total= 677 sq.m / 7288sq.ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted to tell you more.

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