



# Ley Ground Farm, London Road, Bridgemere, CW5 7PX

Guide Price £1,250,000



in association with



# Ley Ground Farm, London Road

Bridgemere, Nantwich

AN IMPOSING AND VERY WELL APPOINTED DETACHED PERIOD COUNTRY HOUSE OFFERING EXTREMELY VERSATILE ACCOMMODATION, ENJOYING A SUPERB SOUTHERLY ASPECT OVER ITS GARDENS AND LAND  
DESCRIPTION

Leygrounds Farm was formerly on the Doddington (Delves Broughton) Estate and probably dates from the mid 18th century. The house is constructed of brick with part rendered elevations under a slate roof and approached through double gates over a sweeping gravel drive to a car parking and turning area. The house was sympathetically renovated in 2007 with an eye to the character of the original farmhouse. It offers stylish and light accommodation with a wealth of exposed beams and wall timbers. If you are seeking a property with multi generational living options, a potential equestrian set up, an independent space to quietly work from home or maybe all three, then this superb country house has much to offer. It can also be simplified down to being a exceptional family home with land that can be adapted to suit changing needs and hobby's as the years progress.

The gardens have been sensitively landscaped and with the land enjoying views over countryside and Doddington Lake. The agricultural land immediately adjoins the gardens and can also be a accessed independently from London Road. The land, in permanent pasture, has been planted with horse chestnut, beech, lime and oak in recent years and is stock/dog proof.



# Ley Ground Farm, London Road

## Bridgemere, Nantwich

### LOCATION & AMENITIES

Leygrounds Farm enjoys a rural position in the hamlet of Bridgemere about 6 miles South East of Nantwich town centre. Both Woore and Wybunbury villages are about 3 miles and offer a range of amenities. The award winning village of Audlem is 4.5 miles. Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops and four supermarkets. The High Street has many of the town's finest buildings, including the Queen's Aide House and The Crown Hotel built in 1585. Bridgemere Garden Centre is near the property featuring a farm shop and other retail outlets. The Doddington Estate offers private off road hacking on traffic free trails closed to the general public via the Doddington Ride Membership. WD Sheeran Farms Ltd is less than a mile away and offers a floodlit arena, farm ride, gallops, jumps, a woodland ride and DIY livery. The Nantwich and Borders Sailing Club utilising the 68 acre Capability Brown designed Doddington lake offers full sail boat racing as well as learn to sail courses along with paddle sports such as boarding, canoeing and kayaking. The estate also offers premier angling across multiple waters and is renowned for its pristine setting and stocks of huge carp, perch and pike. Local bird watching clubs utilise the estate due to its diverse habitats. Stoke on Trent is 10 miles and good motorway links give access to the key commercial centres of Manchester, Chester, Liverpool and Birmingham. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive and can be reached by train from Crewe Station. Frequent trains from Crewe railway station, which is easily reached from the property, link Cheshire to London Euston in only 90 minutes.



# Ley Ground Farm, London Road

Bridgemere, Nantwich

There is a primary school in Bridgemere and two secondary schools nearby in Nantwich; Brine Leas and Malbank Secondary School/Sixth Form College. Private schooling in the area includes Newcastle Under Lyme School, The Kings and Queens in Chester and Ellesmere College.

## DIRECTIONS

From Churches Mansion roundabout in Nantwich, proceed along the A51 London Road over the level crossing, turn right at the first set of traffic lights, proceed for 300 yards to the next set of traffic lights, turn left, continue for about 5 miles on the A51 and the property is located on the left hand side opposite Doddington Lake.



## SUMMARY

Entrance Porch, Reception Hall, Dining Room, Sitting Room, Living Room, Guest Bedroom/Study, Shower Room, Kitchen/Dining Room, Snug, Rear Hall, Boot Room, Utility Room, Cloakroom, Landing, Master Suite Comprising Bedroom, Dressing Area and Bathroom, Four Further Bedrooms, Bathroom, Oil Central Heating, Clearview Double Glazed Windows and composite doors with suited locks (2023) Security Alarm. A Substantial 500 square feet Detached Garage Block, Car Parking and Turning Area, Gardens, Chicken Run, Land. In all about 5.75 acres.

## ENTRANCE PORCH

## RECEPTION HALL

Composite entrance door open to dining room.

## DINING ROOM

29' 4" x 19' 4" (8.94m x 5.89m)

Open fireplace with slate hearth and wood burning stove, beamed ceiling, two double glazed windows.

## SITTING ROOM

16' 5" x 15' 9" (5.00m x 4.80m)

Open fireplace, slate hearth, timber over mantle and wood burning stove, double glazed window to side and double glazed box window to front, inset ceiling lighting.

## LIVING ROOM

22' 4" x 15' 6" (6.81m x 4.72m)

Natural brick fireplace with slate hearth, oak mantle and inset wood burning stove, beam ceiling, inset ceiling lighting, three double glazed windows.

## REAR HALL

6' 5" x 4' 5" (1.96m x 1.35m)

Composite door to the side.

## BEDROOM/STUDY

13' 5" x 10' 7" (4.09m x 3.23m)

Composite door to courtyard. One double glazed window and exposed roof trusses



**SHOWER ROOM**

5' 10" x 9' 3" (1.77m x 2.82m)

White suite comprising pedestal hand basin and low flush W/C, tiled shower cubicle with shower, tiled floor, double glazed window.

**KITCHEN/DINING ROOM**

25' 5" x 14' 1" (7.75m x 4.29m)

An excellent range of Johnson & Johnson light oak furniture comprising floor standing cupboard and drawer units with granite worktops, stainless steel one and half bowl single drainer sink unit with cupboards under, Stoves Richmond Range style cooker, integrated refrigerator, freezer and dishwasher, tiled floor, inset ceiling lighting, three double glazed windows

**SNUG**

13' 6" x 11' 11" (4.12m x 3.63m)

Secondary staircase to bedroom no. 4 - Exposed beam, two double glazed windows, inset ceiling lighting.

**REAR HALL**

9' 3" x 5' 10" (2.82m x 1.78m)

Composite doors to front and rear, tiled floor.

**BOOT ROOM**

10' 7" x 4' 11" (3.23m x 1.50m)

Wall to wall built in cupboards, composite door to side, tiled floor, double glazed window.

**UTILTIY ROOM**

11' 4" x 6' 0" (3.45m x 1.83m)

Samsung 'larder style' refrigerator/freezer with chilled water dispenser and ice making Light oak furniture comprising floor standing cupboards. Belfast sink in granite surround, tiled floor, Worcester oil fired central heating boiler, two double glazed windows.

**CLOAKROOM**

10' 0" x 4' 5" (3.05m x 1.35m)

White suite comprising low flush W/C and pedestal hand basin, double glazed window.



**MAIN STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR**

Exposed beam roof trusses and wall timbers, linen cupboard, double glazed window.

**BEDROOM NO. 3**

15' 10" x 11' 5" (4.83m x 3.48m)

Part vaulted ceiling, inset ceiling lighting, double glazed window.

**BEDROOM NO. 5**

12' 2" x 8' 8" (3.71m x 2.64m)

Access to loft, ceiling beam, double glazed window.

**BEDROOM NO. 2**

15' 4" x 14' 5" (4.67m x 4.39m)

Exposed beams, two double glazed windows.

**MASTER BEDROOM SUITE COMPRISING**

**BEDROOM**

19' 3" x 14' 5" (5.87m x 4.39m)

Vaulted ceiling with A frame, exposed beams, two double glazed windows.

**DRESSING AREA**

7' 3" x 4' 6" (2.21m x 1.37m)

Dressing area with cylinder and airing cupboard off containing Megaflo pressurised hot water cylinder.

**BATHROOM**

11' 8" x 8' 11" (3.56m x 2.72m)

White suite comprising panel bath, low flush W/C and pedestal hand basin, tiled shower cubicle with shower, inset ceiling lighting, double glazed window.

**BATHROOM**

13' 7" x 10' 8" (4.14m x 3.25m)

White suite comprising panel bath, pedestal hand basin and low flush W/C, tiled shower cubicle with shower, tiled floor, double glazed window.

**BEDROOM NO. 4**

13' 3" x 11' 10" (4.04m x 3.61m)

Two double glazed windows, inset ceiling lighting.



## SECONDARY STAIRCASE TO SNUG

### OUTSIDE

Gravel car parking and turning area. Outside tap. Large flagged (North East) patio to rear with two gates to the courtyard. A substantial brick, block and timber clad garage block under a tiled roof comprising GARAGE NO. 1 - 19'4" x 16'0", with up and over door, power and light. GARAGE NO. 2 - 16'9" x 15'6". with up and over door, power and light. Car charging point. Oil tank. Chicken run.

### GARDENS

The gardens are extensively lawned with a large flagged, South facing, terrace overlooking the gardens, land and countryside beyond. The gardens include herbaceous borders, shrubs, rhododendrons, rockery and "Leygrounds Farm" seat beneath a maple tree. The garden is stock and dog proofed with post and rail fencing There are two gates from the garden to the land.

### LAND

The mown paddock of pasture is stock and dog proofed with post and rail/hedgerow boundaries. There is a double field gate to London Road.

### SERVICES

Mains water and electricity. Foul drainage is to a treatment plant shared with the three adjoining barn conversions.

### TENURE

Freehold.

### COUNCIL TAX

Band G.

### VIEWINGS

Viewing by appointment with Baker, Wynne & Wilson.







**LEYGROUNDS FARM, BRIDGEMERE, NANTWICH, CHESHIRE, CW5 7PX**

All Building Parts Approximate Gross Internal Area: 386.9 m<sup>2</sup> ... 4164 ft<sup>2</sup>

Whilst every attempt has been made to ensure accuracy, all measurements are approximate.

This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.

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