



Bibury House, 4, Newcastle Road, Woore - CW3 9SN

Guide Price £1,150,000



in association with



Bibury House, 4, Newcastle Road

Woore, Crewe

A HANDSOME AND STRIKING DETACHED EDWARDIAN HOUSE WITH A CONVERTED FORMER COACH HOUSE WITHIN A LOVELY GARDEN SETTING IN WOORE VILLAGE

DESCRIPTION

A classic detached Edwardian house, boasting generous proportions and exquisite period features.

Bibury House, constructed of brick with part black and white elevations under a tiled roof, stands well back from the road, approached over a long gravel drive. The house is bathed in natural light with bright and airy accommodation extending to about 3,500 square feet, completed by fabulous gardens. The owners have, over the last 22 years, carried out an extensive renovation, whilst sensitively maintaining the integrity of the original house preserving the classic Edwardian features where ever possible. A fine pitch pine staircase with balustrade leads from the entrance hall, continues to the second floor and unusually remains the same throughout. It is a wonderful individual home and benefits from a substantial extension that was so sympathetically built that it is really hard to work out what is original and what is new.

The key component for modern day family living is an open kitchen/family/breakfast room and in this regard Bibury House excels itself. The room measures 34'10" x 30'5" and features a four oven AGA, wood burning stove and a bespoke range of kitchen furniture.



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Set within a substantial plot of 0.66 of an acre, the gardens offer expansive outdoor living and includes a large South West facing patio and a screen deck with hot tub. The well tended gardens provide endless possibilities for gardening, recreation or simply soaking the peace and quiet.

LOCATION & AMENITIES

Bibury House lies in the heart of the sought after village of Woore, meaning boundary, on the Cheshire/Shropshire borders. It is very well placed for the commuter - 12 miles from Crewe station which offers a direct train route to London Euston (90 minutes). The M6 motorway (junction 16) is 5 miles. The sought after market town of Nantwich, dating back to Roman times is 7 miles and offers an excellent range of retail, leisure and commercial services. On the educational front, there is a primary school in the village together with primary and secondary schools in Nantwich, Market Drayton and Madeley complimented by private schools including Newcastle Under Lyme School, Ellesmere College, The Grange at Hartford and Kings and Queens in Chester. On the recreational front there are several golf courses locally including Onneley, Hill Valley at Whitchurch, Wychwood Park beyond Crewe and Market Drayton Golf Club.

Woore Village provides a range of local amenities including post office/general store, public house, church, cricket and tennis clubs. The larger village of Audlem, 4 miles, caters for daily needs with co-operative store, general store/newsagent, dry cleaners, butchers, flower shop, two restaurants, cafe, three public houses and a medical centre.

DIRECTIONS - CW3 9SN



SUMMARY

Entrance Porch, Entrance Hall, Cellar, Sitting Room, Dining Room, Study, Kitchen/Family/Breakfast Room, Utility Room, Cloakroom, Landing, Master Bedroom with Ensuite Bathroom, Two Further Double Bedrooms, Bathroom, Games Room, Landing, Double Bedroom with Dressing Room and Shower Room, Oil Central Heating, Double Glazed Windows, Converted Former Coach House comprising Garage, Two Stores and Gym/Home Office, Car Parking and Turning Area, Gardens. In all about 0.66 of an acres.

Entrance Porch

5' 8" x 4' 2" (1.73m x 1.27m)

Stained glass entrance door and windows, quarry tiled floor.

Entrance Hall

11' 4" x 11' 2" (3.45m x 3.40m)

Parquet wood block floor, ceiling cornices, pitch pine staircase, door to cellar.

Cellar

15' 8" x 10' 5" (4.78m x 3.18m)

Study

12' 8" x 10' 1" (3.86m x 3.08m)

Stone fireplace with living flame set open fire, parquet wood block flooring, double glazed bay window.

Sitting Room

17' 7" x 14' 0" (5.37m x 4.26m)

Period marble fireplace, double glazed sash bay window to front and double glazed sash window to side, ceiling cornices and rose, open to dining room.

Dining Room

15' 11" x 13' 1" (4.85m x 3.99m)

Cast iron fireplace, two double glazed sash windows, ceiling cornices and rose.

Kitchen / Breakfast / Family Room

34' 10" x 30' 5" (10.62m x 9.27m)

Four burner oven oil fired AGA, wood burning stove, tiled floor, six double glazed windows and two pairs of double



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Kitchen / Breakfast / Family Room

34' 10" x 30' 5" (10.62m x 9.27m)

Four burner oven oil fired AGA, wood burning stove, tiled floor, six double glazed windows and two pairs of double glazed French windows to garden, ceiling light, superb range of bespoke kitchen furniture comprising floor standing cupboard and drawer units with granite worktops, two dresser units, pantry cupboard, island unit/breakfast bar with granite work surface and inset stainless steel sink unit, inset for an American style refrigerator, plumbing for dishwasher.

Utility Room

11' 9" x 10' 5" (3.58m x 3.18m)

Double Belfast sink, plumbing for washing machine, stable door to rear, floor standing cupboard and drawer units, granite worksurface, tall floor standing cupboard, tiled floor.

Cloakroom

6' 0" x 4' 1" (1.83m x 1.25m)

White suite comprising high flush W/C and pedestal hand basin, tiled floor.

Stairs from Entrance Hall to First Floor Landing

22' 1" x 9' 9" (6.73m x 2.97m)

Double glazed stained glass window, ceiling cornices.

Landing

14' 0" x 12' 10" (4.27m x 3.91m)

Built in wardrobe.

Master Bedroom

14' 0" x 12' 10" (4.27m x 3.91m)

Fitted wall to wall wardrobes, double glazed bay window.

Ensuite Bathroom

9' 9" x 8' 9" (2.97m x 2.67m)

White suite comprising free standing bath with ball and claw feet and mixer shower, low flush W/C, bidet and two vanity units with inset hand basins and lit mirror fittings above, half tiled walls.



Bathroom

12' 5" x 10' 1" (3.79m x 3.07m)

White suite comprising free standing bath with ball and claw feet and mixer shower, low flush W/C, vanity unit, twin inset hand basins, mirrored fitting, walk-in shower cubicle with rain head shower and hand held shower.

Bedroom No. 4

13' 11" x 11' 7" (4.24m x 3.53m)

Built in cupboard.

Bedroom No. 3

14' 1" x 11' 5" (4.29m x 3.48m)

Built in wardrobe, door to games room.

Games Room

22' 6" x 13' 5" (6.86m x 4.09m)

Vaulted ceiling, cylinder cupboard, large eaves storage space.

Stairs from First Floor Landing to Second Floor

Double glazed stained glass window.

Bedroom No. 2

16' 5" x 12' 0" (5.00m x 3.66m)

Vaulted ceiling, inset ceiling light.

Dressing Room

7' 10" x 4' 7" (2.39m x 1.40m)

Shelving and hanging fitting.

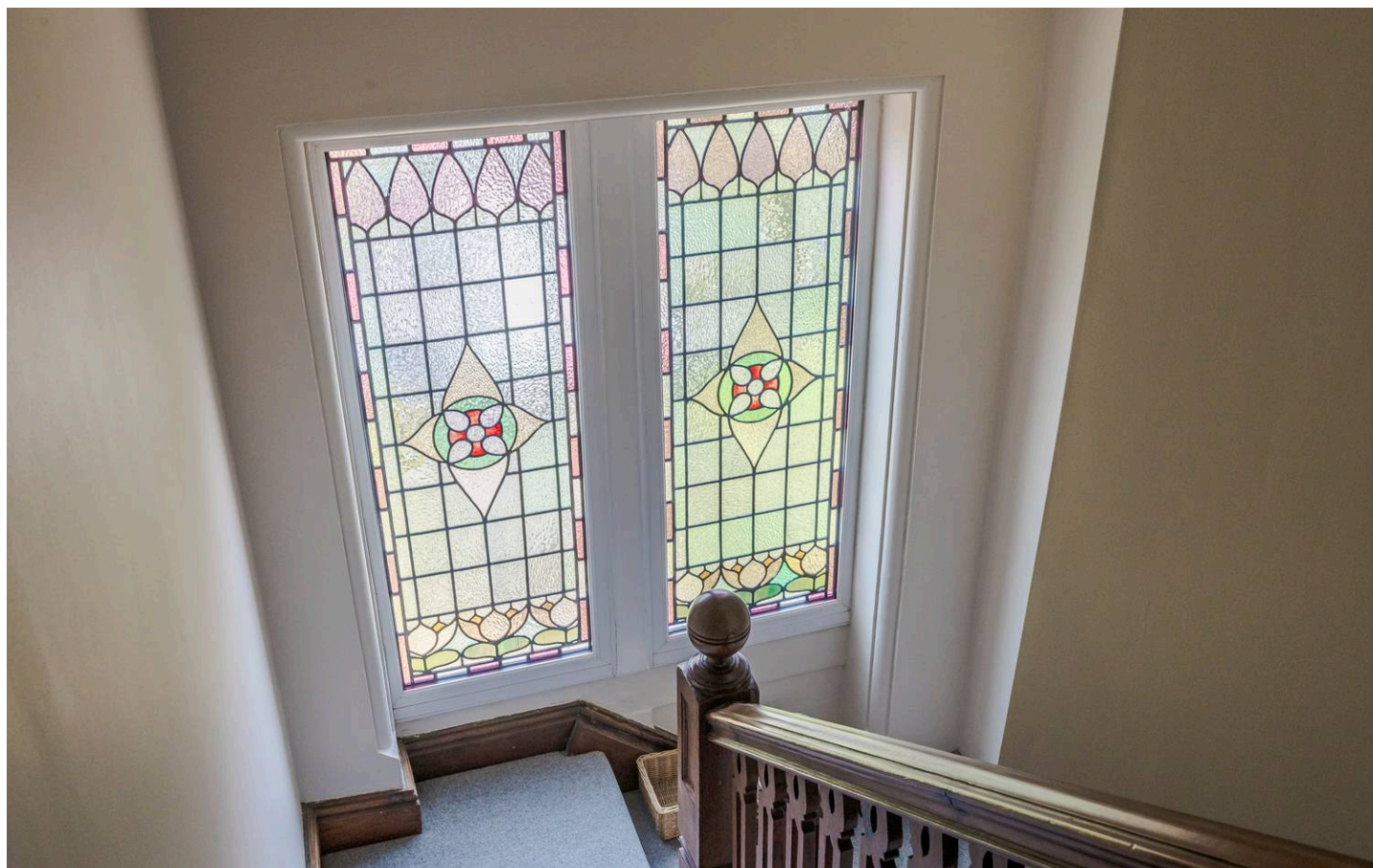
Bathroom

8' 10" x 8' 3" (2.69m x 2.52m)

White suite comprising panel bath with mixer shower, pedestal hand basin and low flush W/C, bathroom cabinet, lit mirror fitting.

Outside

Brick built tiled roof detached former Coach House comprising GARAGE 16'11" x 13'7", WORKSHOP/STORE 12'1" x 9'8", BOILER ROOM/STORE 12'2" x 9'7".



Stairs from Garage to Gym/Hobby Room

16' 10" x 13' 6" (5.13m x 4.12m)

Vaulted ceiling. Stone set yard. Large gravel car parking and turning area. Oil tank. Four Victorian style street lamps.

Gardens

The gardens are a delight and matured over the years to provide a lovely established setting for Bibury House. They are extensively lawned with herbacious borders, specimen trees, mature trees including pine and fir. There is a large flagged patio at Welsh Green Deck with hot tub.

Services

Mains water, electricity and drainage.

Tenure

Freehold.

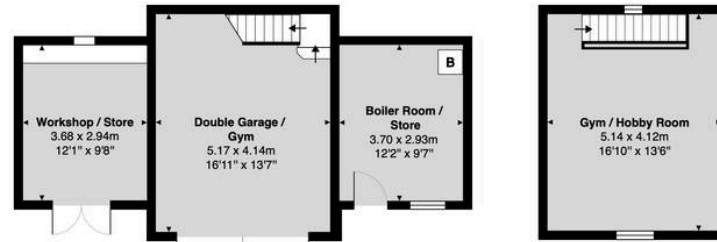
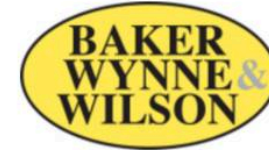
Council Tax

Band G.

Viewings

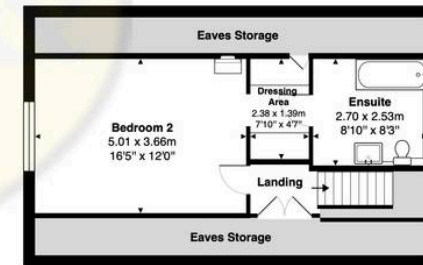
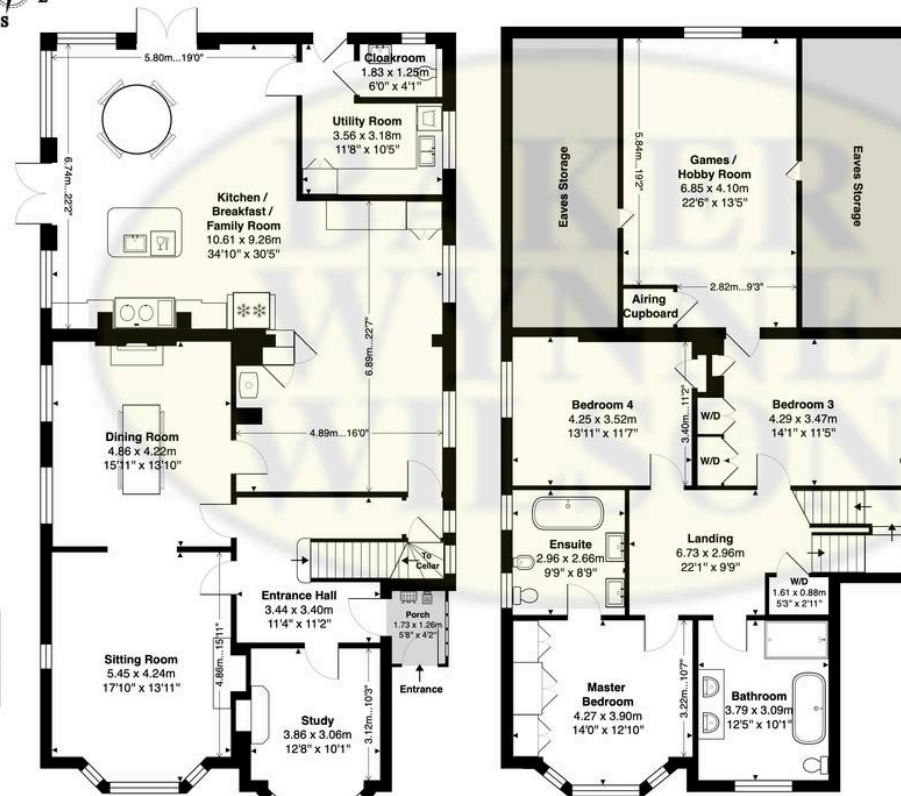
Viewing by Appointment with Baker, Wynne & Wilson.





**Outbuilding First Floor
(Above Double Garage / Gym)**
Floor Area: 21.2 m² ... 228 ft²

Outbuilding Ground Floor
Floor Area: 44.6 m² ... 480 ft²



BIBURY HOUSE, 4 NEWCASTLE ROAD, WOORE, CREWE, CHESHIRE, CW3 9SN

All Building Parts Approximate Gross Internal Area: 384.8 m² ... 4142 ft² (excluding eaves storage)

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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