



Flash Farm House, Nantwich Road, Woore CW3 9RH

CHESHIRE  
LAMONT



A most elegant detached period farmhouse of immense character with a superior immaculately appointed detached self-contained bungalow standing in attractive landscaped gardens and grounds to 0.66 of an acre upon the Cheshire Shropshire border. The farmhouse exudes significant appeal with accommodation to 3572 sqft and the detached dwelling to 1213 sqft, both with independent access and outstanding views over undulating countryside on the periphery of Woore village. Viewing highly recommended.

- A most handsome and spacious detached period farmhouse in wonderful surroundings
- With an impeccably presented and commercially successful superior detached bungalow
- Standing in extensive established landscaped gardens and grounds to 0.66 of an acre with independent approaches
- In a superb location on the periphery of Woore village and by Bridgemere Garden World
- Farmhouse incorporating outstanding character, original features and elegant complimentary design
- With accommodation to 3752 sqft, large open plan living family dining kitchen with AGA, gracious sitting room, snug and home office
- Master bedroom suite with en-suite bathroom, four further bedrooms, further en-suite, family bathroom and second floor attic room
- Detached double garage, extensive parking, patio areas and pillared approach
- Ancillary accommodation to 1213 sqft, luxuriously appointed with wonderful features and design, large open plan living family dining kitchen
- Master bedroom with en-suite, two further bedrooms and bathroom
- Private gardens and separate driveway approach

#### Agents Remarks

Flash Farm House has been a treasured family home for many years and has been sympathetically enhanced and appointed throughout incorporating elegant design with a wonderful blend



of modern comforts with original character and features. The property is superbly situated in a convenient location with only a 20 minute drive to the historic villages of Nantwich and Audlem and easy reach of Crewe mainline train station offering regular services to major cities such as Liverpool, Manchester, Birmingham and London. Access to the M6 junctions 15 and 16 are only a 20 minute drive allowing a quick and easy one hour drive to Chester, Liverpool, Manchester and Birmingham. The local area benefits from lovely rural villages and country walks and is situated close to Bridgemere Garden Centre, Onneley Golf and Cricket Club, boating at Doddington Lake and highly regarded gastro pubs.

#### Property Details

The property is set back from the road behind established gardens and hedging and benefits from two driveway approaches. To the front of the property stands ornate flower beds and borders with box hedging, mature trees and shrubs. A stone paved path leads to a covered canopy porch with a uPVC double glazed composite door allowing access to:

#### Glorious Reception Hall

With a uPVC double glazed window to front elevation, moulded coved ceiling, staircase to first floor, tiled flooring and a panel door leads to:

#### Superb Lounge and Sitting Room 27' 11" x 17' 3" (8.50m x 5.25m)

With wonderful aspects to both the front and rear elevations, marbled fireplace surround with tiled fireplace inset upon tiled hearth, ceiling beams, uPVC double glazed box bay window to rear, uPVC double glazed windows to front elevation, uPVC double glazed double doors to rear, wall light points and radiator.

From the Reception Hall a panel door leads to:

#### Sitting Room 14' 5" x 14' 2" (4.39m x 4.32m)

A glorious room of elegant proportions with a uPVC double glazed window to front and side elevations, handsome oak fireplace surround and mantel incorporating an electric fire upon hearth, ceiling beams and radiator.

From the Reception Hall a panel door leads to:

#### Large Open Plan Living Dining Kitchen 24' 6" x 16' 9" (7.48m x 5.10m)

##### Kitchen Area

Comprehensively equipped with a superb range of country style base and wall mounted units, granite working surfaces, double



Belfast sink with mixer tap, integrated dishwasher, oil fired AGA within exposed chimney breast surround, large central island incorporating a 4-ring hob incorporating cupboards and drawers beneath, pantry cupboard, uPVC double glazed window overlooking patio area, uPVC double glazed double doors, tiled flooring and ceiling beams and pillars.

#### Dining Area

With a uPVC double glazed window to side elevation, radiator, tiled flooring, open aspects to Rear Hall and a panel door leads to:

#### Snug 14' 1" x 13' 0" (4.28m x 3.97m)

With a uPVC double glazed window to side and rear elevations, fireplace with recessed hearth incorporating a log burning stove, ceiling beams and radiator.

From the Kitchen a doorway leads to:

#### Utility/Boot Room 13' 3" x 9' 8" (4.05m x 2.94m)

With a uPVC double glazed door to rear, uPVC double glazed window to side elevation, radiator, single drainer sink with mixer tap, plumbing for washing machine, oil fired central heating boiler, quarry tiled flooring and a panel door leads to:

#### Cloakroom

With WC, pedestal wash basin, uPVC double glazed window and radiator.

#### First Floor Landing

With a staircase ascending to second floor landing, uPVC double glazed window to front elevation and a door leads to:

#### Principal Bedroom 14' 1" x 14' 1" (4.29m x 4.29m)

With a uPVC double glazed window to front elevation, ceiling beams, superb range of fitted wardrobes, radiator and a doorway leads to Inner Hall with double doors to:

#### Walk-In Dressing Area

With drawers, shelving and a uPVC double glazed window.

From the Inner Hall a door leads to:

#### En-Suite Bathroom

A luxurious bathroom with a bath within marbled surround incorporating antique shower tap, his and hers sinks within marbled surround, WC, recessed ceiling lighting, chrome towel radiator, uPVC double glazed window and a large shower cubicle.



**Bedroom Two 14' 3" x 12' 10" (4.34m x 3.91m)**

With a uPVC double glazed window to front elevation, ceiling beam, radiator, two fitted wardrobes, recessed ceiling lighting and a door leads to:

**En-Suite Shower Room**

With a corner fitted shower cubicle, pedestal wash basin, WC, uPVC double glazed window and radiator.

**Rear Landing**

With door to linen cupboard incorporating shelving and a door leads to:

**Bedroom Four 14' 11" x 10' 10" (4.54m x 3.30m)**

With a uPVC double glazed window to south elevation and radiator.

**Family Bathroom**

With a tiled panel bath, shower cubicle vanity wash basin with cupboards beneath, WC, uPVC double glazed window and radiator.

**Bedroom Three 14' 10" x 13' 0" (4.51m x 3.97m)**

With a wooden framed window to side elevation, uPVC double glazed window to rear elevation and radiator.

**Bedroom Five 13' 1" x 9' 8" (3.98m x 2.94m)**

With a uPVC double glazed window to rear elevation, uPVC double glazed window to side elevation, radiator and fitted cupboard.

Stairs ascend to:

**Large Second Floor Attic Store 28' 3" x 14' 2" (8.61m x 4.33m)**

Providing superb storage space.

**Flash Farm House Gardens**

The property stands in superb south west facing established landscaped gardens with an extensive lawned area, patio areas and an abundance of specimen trees, plants and shrubs, bordered and screened by mature hedging, walling and fencing. The gardens enjoy wonderful surrounding aspects bordering a natural stream and benefiting from extensive parking facilities and a detached double garage.



**THE STABLES**

A simply stunning detached bungalow benefiting from it's own approach and private patio garden.

**Entrance Hall**

**Inner Hall/Garden Room 24' 4" x 4' 1" (7.42m x 1.24m)**

**Open Plan Living Family Dining Kitchen -**

**Kitchen Area 11' 10" x 11' 2" (3.61m x 3.40m)**

**Family/Living/Dining Area 28' 10" x 11' 2" (8.79m x 3.40m)**

**Master Bedroom 21' 6" x 11' 6" (6.55m x 3.51m) into en-suite**

**En-Suite Bathroom**

**Bedroom Two 10' 9" plus wardrobes x 8' 9" (3.28m x 2.67m)**

**Bedroom Three 10' 7" x 8' 9" (3.23m x 2.67m)**

**Bathroom 8' 7" x 5' 3" (2.62m x 1.60m)**

**Tenure**

Freehold.

**Services**

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

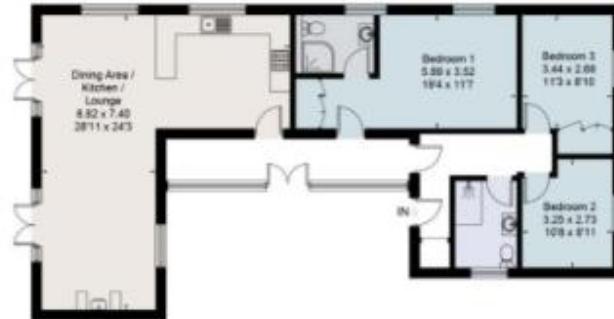
**Viewings**

Strictly by appointment only via Cheshire Lamont.

**Directions**

Proceed out of Nantwich along the A51 towards Woore. Continue for approximately 5 miles past Doddington Lake and continue towards Bridgemere Garden Centre. Just past the entrance to the garden centre, Flash Fam House and it's bungalow are situated on the right hand side.

Approximate Area = 331.9 sq m / 3572 sq ft  
 Outbuilding = 112.7 sq m / 1213 sq ft  
 Garage = 31.9 sq m / 343 sq ft  
 Total = 476.5 sq m / 5128 sq ft  
 Including Limited Use Area (0.3 sq m / 3 sq ft)  
 For identification only. Not to scale.



Outbuilding  
 (Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



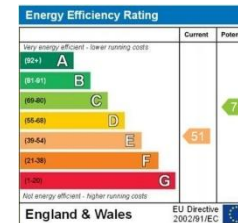
Ground Floor



First Floor



Second Floor





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