



The Coach House Douglas Lane, Wettenhall – CW7 4BH

Guide Price £995,000



in association with



The Coach House Douglas Lane

Wettenhall, Winsford

A superb residential/equestrian courtyard property in open countryside, moments from South View Competition & Training Centre, between Nantwich and Tarporley.

Set in approximately five acres of open Cheshire countryside, this exceptional equestrian holding combines a four-bedroom, three bathroom 2756 ft² home with first-class **equestrian** facilities, ready for the horse owner to move straight into. A bespoke five-stable block with tack room, canopy and concrete apron, a arena and well-fenced paddocks provide everything needed to keep, school and turn out horses at home. The property also sits close to South View Competition & Training Centre, a permanent, purpose-built venue offering BSJA and unaffiliated show jumping, British Dressage, indoor eventing, clinics and private hire.

Equestrian Facilities

- *Stable block: A bespoke timber building comprising five loose boxes and a secure tack room*
- *Arena: Private arena for year-round schooling and training*
- *Paddocks: Well-fenced paddocks suitable for rotational grazing*
- *Land, yard and gardens: Approximately 5 acres in total, set within open countryside*

In our opinion – Five acres in total suits a property with five stables and an arena. It's enough land for the horses to live well and small enough to manage without a big workload.



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- *Dividing the land into several well-fenced paddocks lets you rest and rotate grazing, which keeps the grass healthier and lowers worm burdens. It also means you can separate horses that don't get on, or keep a mare and foal or an injured horse apart.*
- *Room to expand: You may consider there may be space for a walker, a lunge pen, a small jump paddock or a field shelter.*
- *Manageable upkeep: The vendors informs us that the land can be mown, harrowed without commercial machinery. A compact tractor or quad with a topper is usually enough, and fencing and hedging costs stay reasonable.*
- *Privacy and buffer: Open countryside around a 5-acre plot gives you space from neighbours for schooling, hacking out and noise.*
- *Flexibility: The property works for private use, or a small livery or a training and sales set-up, subject to planning consent. It's also a good size for a family and its horses, from first pony to competition horse.*

OUT AND ABOUT

Set in the heart of rural Cheshire, the property occupies a private countryside position (what3words: occupations.lawn.football) with open farmland outlooks. It is well placed between the market town of Nantwich and the village of Tarporley, in an area popular with equestrian, lifestyle and commuter buyers. It is also within reach of Delamere Forest and the Cheshire meres.



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Nearby Towns and Amenities (note all distances are approx)

- **Tarporley:** approximately 6-7 miles. An attractive village with independent shops, delis, pubs, restaurants and a doctor's surgery.
- **Nantwich:** approximately 6-7 miles. A historic market town with supermarkets, independent retailers, a weekly market, cafés, restaurants and a leisure centre.
- **Chester:** approximately 18-20 miles (30-40 minutes by car). The cathedral city has a full range of high street and boutique shopping, theatres, galleries, the Roman walls and racecourse.
- **Manchester:** approximately 33-37 miles (about 55-70 minutes by road). Major commercial, cultural and shopping centre, with Manchester Airport on the way.
- **Liverpool:** approximately 38-42 miles (about 60-75 minutes by road). Waterfront, theatres, galleries, universities and a major retail and dining scene.

Schooling

- **Primary:** a choice of village primary schools in the surrounding parishes, including the Bunbury, Calveley, Alraham and Tarporley areas.
- **Secondary:** Tarporley High School, plus Brine Leas and Malbank in the Nantwich area, with sixth-form and college provision in Nantwich.
- **Independent:** Abbey Gate College near Chester, and The King's School and The Queen's School in Chester, all within a reasonable drive.

Note: catchments and school transport vary by address, so buyers should check with Cheshire East and Cheshire West and Chester councils.



ENTRANCE HALL

12' 1" x 10' 2" (3.68m x 3.10m)

Turned staircase with understairs store, oak boarded floor and oak front entrance door

HALLWAY/CLOAKS

6' 1" x 5' 2" (1.85m x 1.58m)

Oak boarded floor.

CLOAKROOM

6' 2" x 4' 5" (1.88m x 1.35m)

Low level W/C, pedestal wash hand basin, underfloor heating valve cupboard, oak boarded floor.

INNER HALLWAY

9' 4" x 4' 7" (2.85m x 1.40m)

Oak boarded floor, full height double glazed windows.

LIVING ROOM

24' 6" x 18' 7" (7.47m x 5.66m)

Oak boarded floor, ceiling spot lights, double open patio doors.

KITCHEN/BREAKFAST ROOM

18' 7" x 12' 5" (5.66m x 3.79m)

Solid handcrafted units with granite worktops and upstands (option to paint if required), numerous base and wall storage seven drawer units, white glazed under mounted sink with hose mixer tap, space for American style refrigerator. Ceramic tile floor, space for large dining table. Fitted appliances: Belling Kensington range with ceramic hob with oven and grill below with canopy hood over.

DINING ROOM

12' 10" x 12' 7" (3.91m x 3.83m)

Oak boarded floor, exposed timber framed arch.

UTILITY ROOM

12' 8" x 5' 4" (3.86m x 1.63m)

Stainless steel undermounted sink with mixer tap, granite worktop with cupboards beneath, plumbing for washing machine and space for other appliances, ceramic tile floor, mistral oil fired central heating boiler, built in cupboard.



STUDY

13' 6" x 9' 4" (4.12m x 2.85m)

Oak boarded floor.

LANDING

29' 9" x 4' 6" (9.07m x 1.37m)

Various feature exposed truss sections and purlins, built in linen cupboard with pressurised hot water cylinder, three opening sky lights.

MASTER BEDROOM

24' 7" x 19' 7" (7.49m x 5.97m)

A beautifully crafted full width oak truss and purlins. circular windows.

LARGE WALK IN WARDROBE

7' 6" x 5' 2" (2.29m x 1.57m)

Hanging and shelving, access to loft.

ENSUITE SHOWER ROOM

8' 6" x 7' 7" (2.59m x 2.31m)

Double walk-in screen cubicle with drench overhead and hand held shower fitments. chrome heated towel rail, tiled walls and floor, his and hers twin mounted wash basins with cupboards beneath, sky light, low level W/C, exposed purlin.

BEDROOM NO. 2

14' 9" x 14' 5" (4.50m x 4.39m)

Exposed part truss and purlins to a vaulted ceiling.

ENSUITE SHOWER ROOM

9' 5" x 7' 9" (2.87m x 2.36m)

Corner screen door enclosed single cubicle with shower fitments, low level W/C, pedestal wash hand basin, chrome heated towel rail, sky light, part exposed wall timbers.

BEDROOM NO. 3

15' 9" x 11' 1" (4.80m x 3.38m)

Part exposed wall timbers.



BEDROOM NO. 4

15' 1" x 9' 3" (4.60m x 2.82m)

Part exposed wall timbers.

FAMILY BATHROOM

12' 0" x 8' 2" (3.66m x 2.49m)

His and hers pedestal wash hand basins with chrome Beaumont taps, low level W/C, large panel bath with "Beaumont" mixer shower head tap, corner screen door enclosed tiled cubicle with chrome shower fittings, exposed beam, ceramic tile floor, sky light.

NOTE

Ground floor accommodation 124.5m² 1340ft² First floor accommodation 131.6m² 1416ft² TOTAL: 256.1m² 2756ft²

EXTERIOR

(See attached plan and photographs). Total area including equestrian facilities, house and garden approx. 5 acres. Approach over a long approach road, set around communal courtyard there is an Indian stone flag seating area to the front of the barn conversion, side gated access to rear with wall enclosed Indian stone seating/patio area with exterior lighting. The rear garden has a south westerly facing aspect overlooking the adjoining equestrian facilities which incorporate the fenced individual paddocks, arena, yard and stables with power and water (see plan). Stable: 1 - 11'6" x 11'5" 2 - 11'9" x 11'6" 3 - 17'6" x 11'10" 4 - 11'1" x 11'7" 5 - 11'8" x 11'7" Tack Room: 11'7" x 6'0" An attached double brick and tiled conventional garage floor area 427ft² (39.7m²), twin electric roller doors, oil storage tank, cold water tap. Note: The land is flat and well fenced/hedged.

NOTE

Residence, garage and stables = gross internal area 372.9m² (4014 ft²).

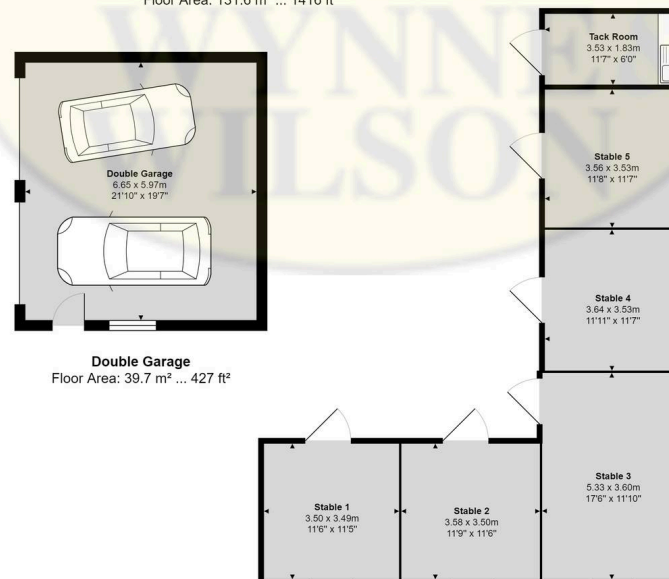
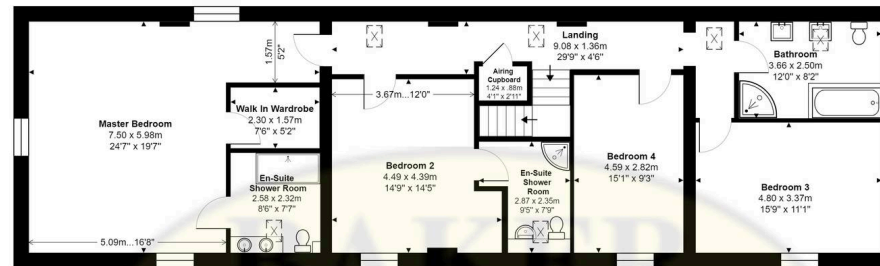
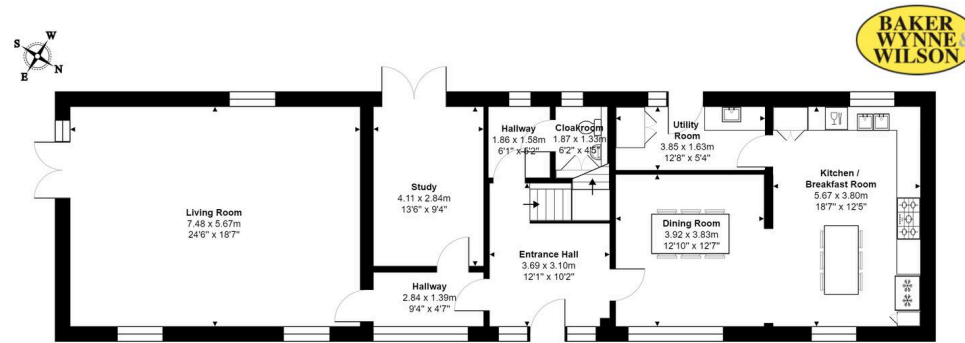
TENURE

Freehold.

SERVICES

Mains water and electricity, private drainage system, oil fired central heating.





THE COACH HOUSE, DOUGLAS LANE, WETTENHALL, WINSFORD, CHESHIRE, CW7 4BH

All Building Parts Approximate Gross Internal Area: 372.9 m² ... 4014 ft²

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser. Floor plan produced by Leon Sancese from Green House EPC Ltd 2024. Copyright.