



“The School House”, Middlewich Road, Minshull Vernon CW1 4QX





A most impressive early Victorian four bedroom detached period residence of exceptional character and charm standing in private established landscaped gardens in a superb location. With a wealth of attractive and appealing features, gardens and grounds to 0.44 of an acre and separate 1 acre paddock. Viewing highly recommended.

- A charming and highly individual mid 1800's detached period house of character
- Providing superbly appointed, flowing accommodation incorporating delightful features
- With private landscaped gardens and grounds to 0.44 of an acre and with additional 1 acre paddock
- Incorporating period features and with recently updated kitchen with AGA
- Conservatory/garden room, dining hall, sitting room and lounge, cloakroom/boiler room
- Open plan family dining kitchen with lovely aspects over the gardens
- Spacious dual aspect master bedroom, three further bedrooms and fully appointed bathroom
- High quality acoustic insulating double glazing, pillared and approached by electric gated entranceway and large block paved drive
- Set in the small hamlet of Bradfield Green, in a most convenient position nearby to Bentley Motors, Leighton Hospital and the M6 motorway
- Viewing highly recommended

Agents Remarks

The School House has been a treasured family home for over 40 years and was previously the Headmaster's house of the school next door. The current owners have, in that time, extensively enhanced it whilst carefully blending its original period character with all modern features and comforts. The gardens are matured to an outstanding degree and the property affords wonderful private aspects and rural views to the rear. Approached via an electric gated entrance, the drive leads to a large parking area and to the rear of the conservatory/garden room is a carefully laid out patio and entertaining area. The grounds are well groomed and the property further benefits from an additional fenced and grassed 1 acre paddock.



Property Details

The property is approached by a pedestrian gate within low stone capped walling leading over a stone paved path through attractive enclosed lawned gardens and continues to a handsome oak effect composite door allowing access to:

Enclosed Entrance Porch

With high quality herringbone wood block floor, double glazed window to side and a pine braced door leads to:

Dining Hall 12' 11" x 19' 2" (3.93m x 5.83m)

A wonderful hall and dining space with a handsome Esse log burner inset within Cheshire brick fireplace upon raised stone hearth and with mantel over, ceiling beam, spindle staircase ascending to first floor, original herringbone wood block floor, double glazed windows to side elevation, double glazed window overlooking the conservatory and a pine braced door leads to:

Lounge 12' 11" x 16' 7" (3.93m x 5.05m)

Beautifully appointed with double glazed window to front elevation, high coved ceiling, cast iron gas log effect fireplace inset within Cheshire brick surround upon raised granite hearth and double glazed doors lead to:

Conservatory/Garden Room 14' 4" max x 18' 11" max (4.37m max x 5.77m max)

A superior garden room enjoying lovely aspects over wonderful landscaped gardens with tiled floor, exposed Cheshire brick walling, double glazed windows and doors overlooking gardens and a high quality oak door leads to:

Side Hall

With a pine braced door to:

Cloakroom/Boiler Room

With corner fitted wash basin, WC, double glazed window and floor mounted central heating boiler

From the Side Hall a pine braced door leads to:

Stunning Spacious Open Plan Family Dining Kitchen 19' 5" max x 33' 11" max (5.92m max x 10.35m max)

Kitchen Area

Recently updated and comprehensively equipped with an outstanding range of high quality base and wall mounted units, attractive marble working surfaces, peninsular dining counter incorporating a racing green three door AGA, integrated fridge, integrated freezer, integrated dishwasher, two integrated tall



fridge freezers, integrated washing machine, double glazed window, high quality strip plank Karndean flooring, ceiling beams and open access to:

Family Dining Area

Enjoying superb views over extensive south facing landscaped gardens via two sets of double glazed sliding doors, double glazed windows to front and side elevations and high quality strip plank Karndean flooring.

From the Dining Hall a pine braced door leads to:

Sitting Room/Snug 12' 2" x 11' 9" (3.71m x 3.59m)

A lovely dual aspect room with two double glazed windows enjoying pleasant views, coved ceiling and coal effect fire within handsome surround.

First Floor Galleried Landing

With a double glazed windows to front and side elevations providing lovely aspects and a pine door leads to:

Master Bedroom 13' 11" x 17' 2" (4.23m x 5.24m)

A stunning bedroom suite with partially vaulted ceiling, double glazed windows to front and rear elevations enjoying lovely views, triple wardrobes and access to roof space.

Bedroom Two 12' 2" x 11' 9" (3.71m x 3.59m)

With double glazed windows to front and side elevations and partially vaulted ceiling.

Bedroom Three 9' 3" x 12' 5" max (2.83m x 3.79m max)

With double glazed window to rear elevation providing outstanding far reaching rura views.

Rear Landing

With a double glazed window, door to cupboard incorporating pressurised vented cylinder system and a pine door leads to:

Bedroom Four 8' 4" max x 9' 4" max (2.54m max x 2.84m max)

With a double glazed window to side elevation.

Bathroom

Fully appointed with a freestanding cast iron roll top claw and ball bath incorporating shower tap, pedestal wash basin, bidet, WC, shower cubicle, fully tiled walls and double glazed window.

Externally

The property stands in wonderfully established mature hedging that borders extensive landscaped gardens that incorporate a



large lawn, cobbled paths, patio areas, ornamental fountain and a delightful orchard includes a variety of fruit bearing trees including apples, pears, plums and cherries with wild damson and elderflower fruits within the hedgerows. A five bar gate leads from the gardens to a large enclosed paddock suitable for leisure or a variety of livestock. A driveway provides excellent parking facilities.

Tenure
Freehold.

Services
Oil fired central heating, mains water and electricity. Septic tank drainage. Hive remote app and individual thermostats.

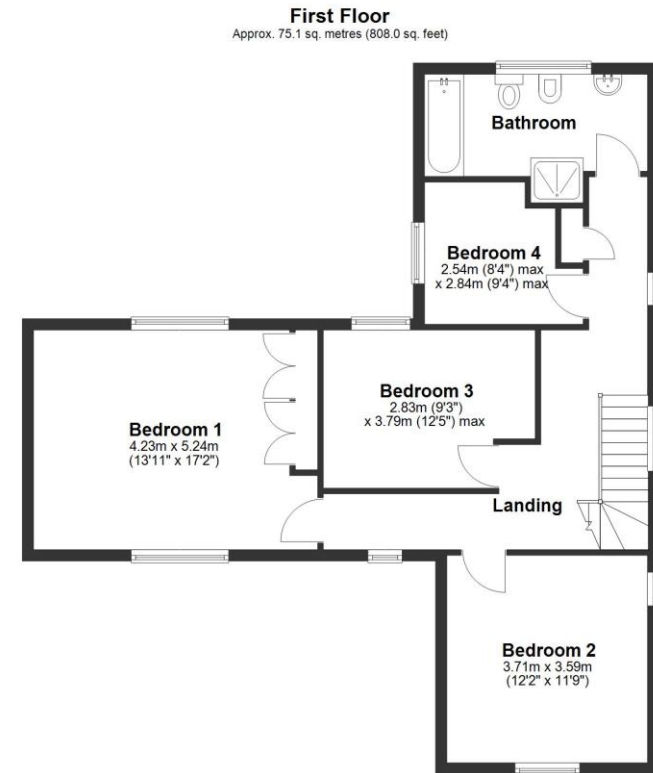
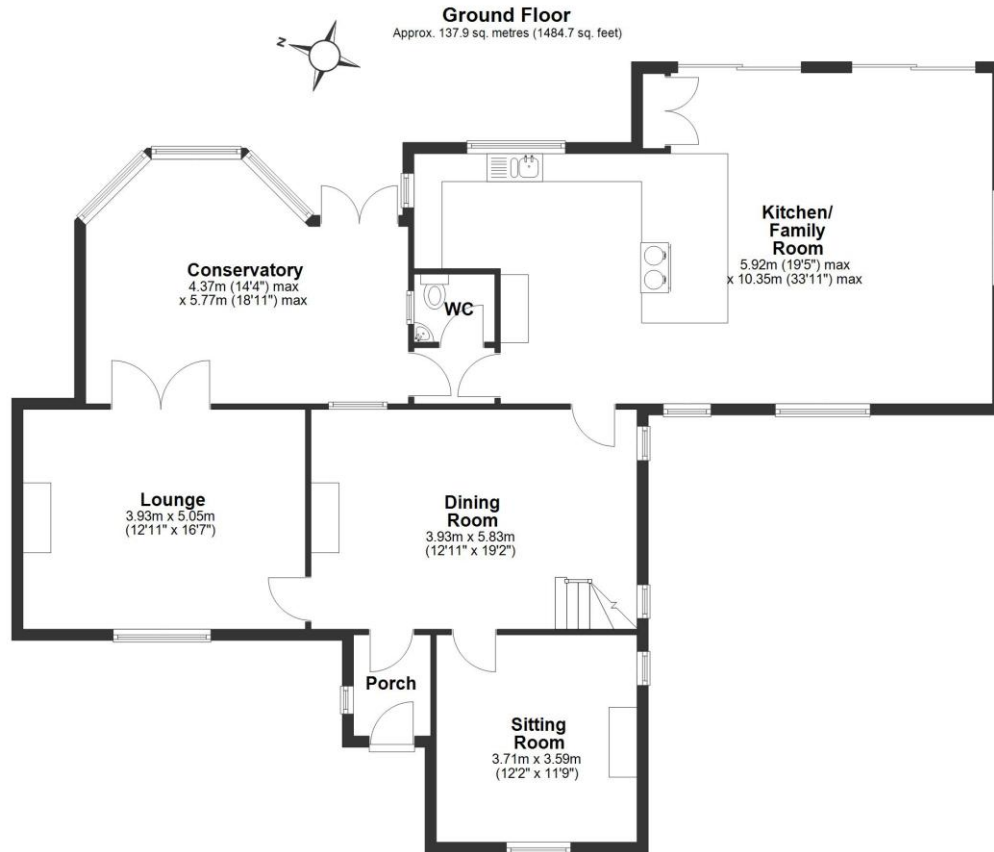
Viewings
Strictly by appointment only via Cheshire Lamont.

Directions
Proceed out of Nantwich along Middlewich Road towards Middlewich. After passing Bentley Motors and Leighton Hospital continue through the traffic lights at Minshull Vernon and The School House is on your immediate right.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		







IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

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