

Antrobus House Farm

Barbers Lane, Antrobus



Stuart
Rushton
& COMPANY

A deceptively spacious period semi-detached farmhouse, sympathetically extended and tastefully refurbished and occupying a delightful rural location on the edge of the village with fields to the front and rear.

Antrobus House Farm dates back, we understand, to the late part of the 18th Century and occupies a wonderful rural position on the edge of the popular village of Antrobus. The house is exceptionally well presented and provides a wonderful expanse of impressively proportioned accommodation that extends to approximately 2,500 sq. feet.

At the centre of the house is a superb 27' kitchen, fitted with an extensive range of units and substantial central island surmounted by a granite worktop, housing a double Belfast style sink and incorporating two breakfast bars. To one end of the kitchen is a cosy snug, located to the front of the house, whilst to the rear is a superb oak framed garden room with fitted window seating and views over the established rear garden. Both rooms are open to the kitchen and are fitted with a continuation of natural stone floor tiling, making this a wonderful open plan, everyday living space with access via glazed bi-fold doors to the rear garden.

A door off the kitchen leads to the more formal area of the house, made up of an excellent square lounge and adjoining dining room, the latter featuring floor to ceiling windows, beyond which is a feature courtyard style garden incorporating a water feature and subtle lighting. The rooms are separated by a central double sided, inset wood burning stove and both feature high quality porcelain tiled flooring. Completing the ground floor accommodation are a WC, side entrance hallway and good sized utility room with fitted storage cupboards.





A bespoke contemporary staircase with open tread, solid oak steps rises to the first floor landing, which incorporates a useful study/office area. The landing affords access to all four bedrooms and a highly impressive, 17' main bathroom with free-standing bath, solid Iroko vanity unit surmounted by twin sinks and an oversized, fully tiled wet area with 'rainwater' shower. The main bedroom is a beautifully proportioned room with tall ceiling and cornicing and bedrooms 2 and 3 both feature en-suite shower rooms.

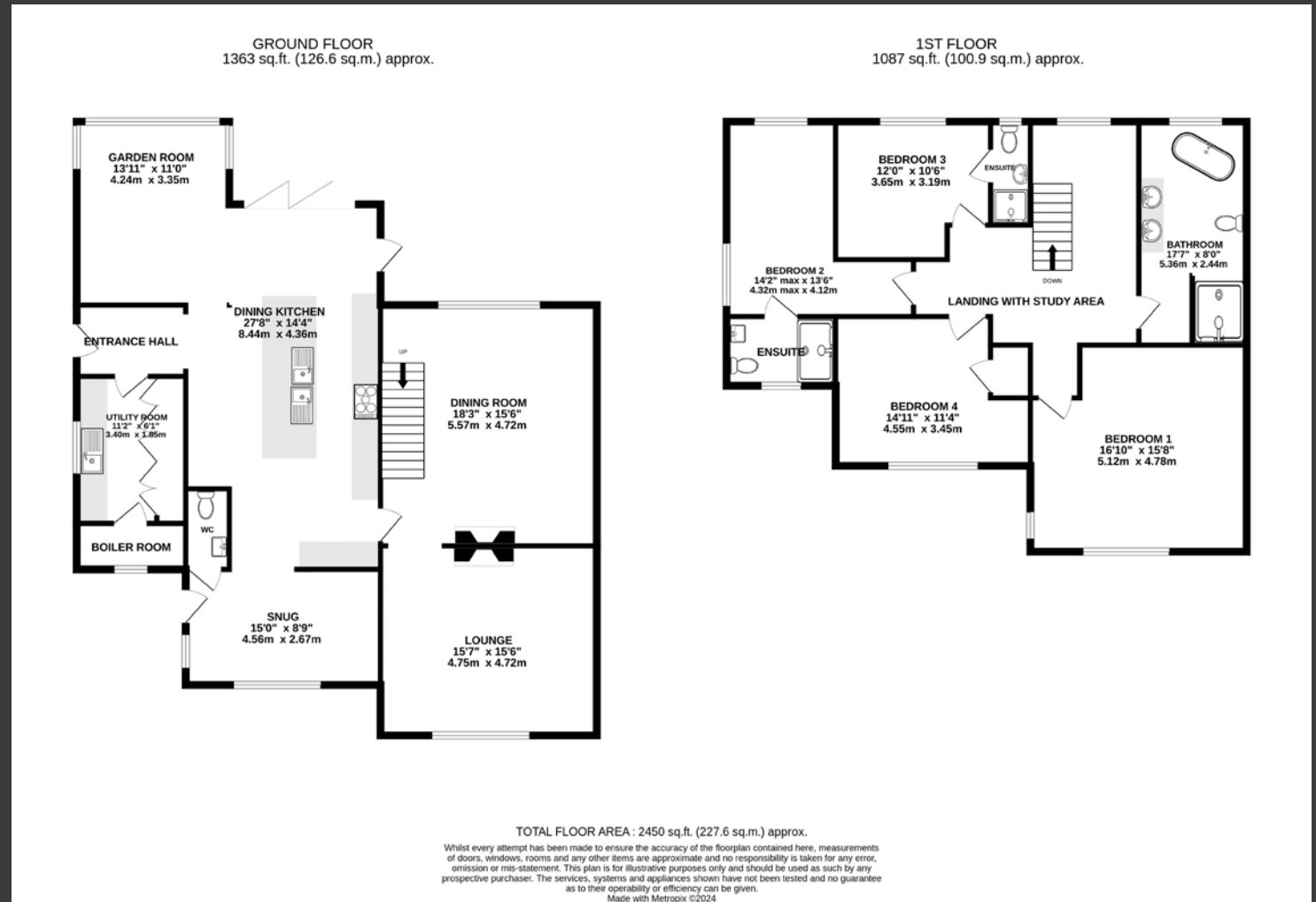
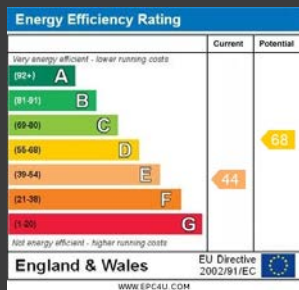
The house is set back from the lane, behind a yew hedged frontage and elevated Indian stone flagged terrace from which the evening sun-sets can be enjoyed. To the side of the house is a remote, electric gated entrance that leads to an enclosed resin-bonded driveway. The private rear garden is a delight and features a substantial Indian stone flagged terrace, flat lawned area, established borders and timber garden shed.

The popular village of Antrobus is such due to its lovely rural environment, yet it is within easy reach of Knutsford, Northwich and Warrington and all the excellent facilities they have to offer. Arley Hall is only a couple of miles away and is one of the north west's most attractive and distinguished stately homes that hosts various events throughout the year. The village has its own community run village store & tearoom and a little further afield is the popular Hollies Farmshop. Antrobus has its own primary school and two of Cheshire's leading independent schools, The Grange in Hartford and Cransley School on the edge of Great Budworth village are within close proximity. Those sailing enthusiasts will enjoy the close proximity of Budworth Sailing Club and the area enjoys a number of public houses, The George & Dragon in Great Budworth and the Antrobus Arms to name a couple.



Antrobus House Farm Barbers lane Antrobus Cheshire CW9 6JP

Price: £895,000
 Tenure: Freehold
 Local Auth: Cheshire West & Chester
 Council Tax Band: F



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