



“Wayside”, Main Road, Betley CW3 9AD









Situated within lovely surroundings in private grounds, gardens and woodland to 4.19 acres on the edge of historic Betley Village on the North Shropshire and South Cheshire border, a stunning and highly individual rural residence affording 4700 sqft of superb, versatile accommodation of considerable appeal and proportions incorporating a self contained suite. With pillared gated approach, large driveway, large workshop, garden store and professional tennis court.

- A most substantial detached rural residence
- Within delightful countryside and standing in grounds with woodland to 4.19 acres
- Providing exceptional spacious and versatile accommodation to 4700 sqft
- Incorporating an impeccably appointed self contained suite with lounge, dining kitchen, double bedroom and en-suite
- Gated driveway, spacious parking provision, large workshop and garden store
- Six reception rooms, five bedrooms, en-suite master bedroom with dressing room, two further bathrooms
- Large fully appointed open plan dining kitchen with AGA, utility room, cloakroom and exceptional storage
- Large first floor vaulted entertainment room with balcony and an adjoining guest bedroom
- Extensive patio terrace, conservatory/garden room, sheltered flower gardens, large lawns and delightful surrounding aspects

#### Agents Remarks

Wayside offers exceptional accommodation of considerable proportions and appeal. The house incorporates delightful features and is superbly appointed throughout. A ground floor self contained suite provides excellent potential for multi-generational occupancy or an Airbnb opportunity. An extensive first floor balcony overlooks the gardens and tennis court and can be accessed via an external spiral staircase. Betley is a very well regarded village in North Staffordshire close to the Cheshire border and provides shop and post office, renowned public houses, junior schooling and a church and is surrounded by delightful countryside providing a range of leisure pursuits.





### Property Details

A high quality uPVC double glazed composite door with uPVC double glazed panels to either side allow access to:

#### Entrance Hallway

With radiator, deep understairs cupboard, double louvre doors and an Oak door leads to:

#### Principal Reception Hall

A glorious reception hall with delightful South facing aspects over enclosed gardens and terrace, full width double glazed patio doors, staircase ascending to first floor, coved ceiling, radiator and a pine door leads to:

#### Cloakroom

With pedestal wash hand basin, WC, radiator, sectional glazed window to entrance hallway and moulded coved ceiling.

#### Lounge/Sitting Room 17' 1" x 29' 9" (5.21m x 9.08m)

Delightfully appointed and providing wonderful aspects over South facing gardens extending to the rear, large central fireplace with Oak mantel over incorporating a recessed Cheshire brick fireplace with raised slate tiled hearth, moulded coved ceiling, double radiator, wall light points, fitted shelving unit with cupboards and drawers beneath and uPVC double glazed double doors to South facing gardens.

From the Principal Reception Hall open access leads to:

#### Inner Hall

With a full height double glazed window to South elevation overlooking terrace, sliding double glazed door to Garden Room/Conservatory and pine double doors lead to:

#### Dining/Entertaining Room 18' 11" x 11' 4" (5.77m x 3.46m)

With moulded coved ceiling, double glazed window to courtyard, full height sectional glazed windows to Inner Hall and double radiator.

From the Inner Hall a panel door leads to:

#### Extensive Dining Kitchen 22' 3" max x 14' 2" max (6.78m max x 4.32m max)

Impeccably appointed with a superb range of high quality shaker style base and wall mounted units comprising cupboards and drawers, peninsular dining counter, attractive granite working surfaces, inset single drainer one and a half bowl sink unit with mixed tap, four ring hob with filter canopy over, part tiled walls, recessed ceiling lighting, tiled floor, three door AGA, double glazed window to courtyard, integrated dishwasher, integrated fridge and freezer, pantry cupboard incorporating shelving with drawers beneath, double radiator and a pine panel door leads to:

#### Cloaks/Boiler Room

With wall mounted oil fired central heating boiler, double glazed window to courtyard and tiled floor.

From the Dining Kitchen an archway leads to:





**Breakfast Room 9' 1" x 10' 9" (2.76m x 3.27m)**

With tiled floor, double radiator, sliding double glazed doors to Garden Room/Conservatory, full height double glazed windows overlooking South facing gardens and terrace and a pine panel door leads to:

**Snug/Sitting Room 12' 11" x 14' 4" max (3.94m x 4.36m max)**

With a cast iron wood burning stove recessed within fireplace and with raised tiled hearth, double glazed window to side elevation, double glazed windows to front elevation, high quality engineered Oak floor, picture lights and radiator.

**Garden Room/Conservatory 15' 11" x 9' 0" (4.85m x 2.75m)**

Affording delightful aspects over private gardens and beyond with hardwood double glazed double doors to outside and double glazed pane windows, tiled floor and radiator.

From the Dining Kitchen a sectional glazed door leads to:

**Utility/Laundry Room**

Superbly appointed with a full height cupboard, plumbing for washing machine, working surfaces incorporating single drainer sink unit with mixer tap, wall mounted cupboards incorporating shelving, double glazed window to front elevation, part tiled walls and radiator.

From the Principal Reception Hall a staircase ascends to:

**Galleried First Floor Landing**

With Oak rails, double glazed window to South elevation providing lovely rural aspects, access to loft, double glazed window to courtyard elevation, radiator and a panel door leads to:

**Principal Bedroom 15' 11" x 17' 9" (4.85m x 5.40m)**

A stunning master bedroom with delightful aspects over private woodland and gardens, uPVC double glazed sliding patio door to a large South facing balcony terrace, double glazed windows to rear elevation, double radiator, moulded coved ceiling and an arched doorway leads to:

**En-Suite Dressing Area 7' 6" x 11' 9" (2.29m x 3.58m)**

Comprehensively equipped with attractive full height and width fitted wardrobes incorporating railings and shelving and an archway leads to:

**En-Suite Bathroom**

With a panelled bath, enclosed shower with tiled enclosure and full height screen, moulded coved ceiling, twin vanity sinks with cupboards beneath, fitted bathroom cabinets, double glazed window overlooking rear gardens, double radiator, half tiled walls and a doorway leads to:

**Separate WC**

With low level WC and double glazed window to rear elevation.

From the Landing a panel door leads to:





**Bathroom 5' 10" x 11' 8" (1.79m x 3.56m)**

With corner fitted curved shower incorporating overhead shower, curved shower screens and tiled enclosure, tiled panelled bath, WC, pedestal wash hand basin, towel radiator, half tiled walls, double glazed window to courtyard elevation and a panel door leads to:

**Bedroom Two 12' 5" x 11' 8" (3.79m x 3.56m)**

With radiator, double glazed window to courtyard elevation, coved ceiling and a panel door to landing.

From the Landing a panel door leads to:

**Deep Linen Store**

With double glazed window to courtyard elevation, fitted shelving and a pressurized vented cylinder system.

From the Landing double glazed windows afford South facing aspects, double radiator and a panel door leads to:

**Bathroom 9' 8" x 9' 1" (2.95m x 2.77m)**

With panelled bath, pedestal wash hand basin, WC, corner fitted shower cubicle with tiled enclosure and overhead shower, half tiled walls, double glazed window and double radiator.

**Bedroom Three 12' 11" x 11' 8" (3.94m x 3.56m)**

With double radiator and double glazed window to front elevation providing lovely aspects over countryside.

**Bedroom Four 12' 11" x 10' 2" (3.94m x 3.11m)**

With double glazed window to front elevation providing lovely rural aspects, double radiator and over-stairs cupboard.

From the Landing a panel door leads to:

**Deep Storage Cupboard**

With shelving.

**SELF CONTAINED SUITE**

An Oak panel door leads to:

**Reception Hall**

With radiator, uPVC double glazed window to courtyard elevation, high quality Oak effect floor throughout, glazed panel door to Kitchen, door to Cloaks Room and a door leads to:

**Ground Floor Bedroom 11' 4" max x 12' 6" (3.45m max x 3.80m)**

Superbly appointed with uPVC double glazed window to front elevation, double radiator, fitted wardrobes with full height sliding doors and incorporating railing and shelving and a panel door leads to:

**En-Suite Bathroom**

With panelled bath, shower, WC, vanity wash hand basin with drawers beneath, part tiled walls, high quality Oak effect floor, radiator and recessed ceiling lighting.





### Kitchen 8' 2" max x 14' 9" (2.49m max x 4.49m)

Superbly appointed with a wide range of base and wall mounted units comprising cupboards and drawers, four ring hob, built-in electric oven with filter canopy over, single drainer sink with mixer tap, radiator, high quality Oak effect floor, recessed ceiling lighting and double sectional glazed doors lead to:

### Lounge 12' 11" x 17' 1" max (3.93m x 5.21m max)

A lovely appointed reception room with wall mounted electric fire within surround, radiators, recessed ceiling lighting, fitted display and shelving unit incorporating cupboards beneath, attractive uPVC double glazed lantern light set within extension with uPVC double glazed door and double glazed windows to either side affording lovely aspects over private gardens and to the tennis court.

### First Floor Galleried Landing

A panel door leads to:

### Superb Versatile Entertainment Room 17' 5" x 23' 4" max (5.30m x 7.10m max)

Impeccably appointed with pine clad vaulted ceiling incorporating exposed ceiling beams, pine clad walling, double glazed windows to front and rear elevations, double glazed sliding patio doors to extensive balcony terrace enjoying outstanding views over enclosed gardens, cast iron spiral staircase descending to rear gardens and panelled double doors lead to:

### Annex Bedroom 17' 5" x 9' 10" (5.30m x 2.99m)

With radiator, double glazed windows to side elevation, fitted wardrobes and partially vaulted pine clad ceiling.

### NB

This first floor entertaining room provides exceptional versatility and could be further converted to a separate self-contained suite.

### Externally

An electrically operated wrought iron sliding gate within a pillared splayed entrance way provides access over a large block-laid courtyard area. To the side of the property a double gate leads to the North elevation and to the rear gardens. The rear gardens enjoy delightful aspects overlooking a large woodland area and incorporate a professional tennis court within fencing. To the South elevation of the property stand established sheltered gardens and a large patio bordered by well stocked flowerbeds, borders and vegetable plots.

### Services

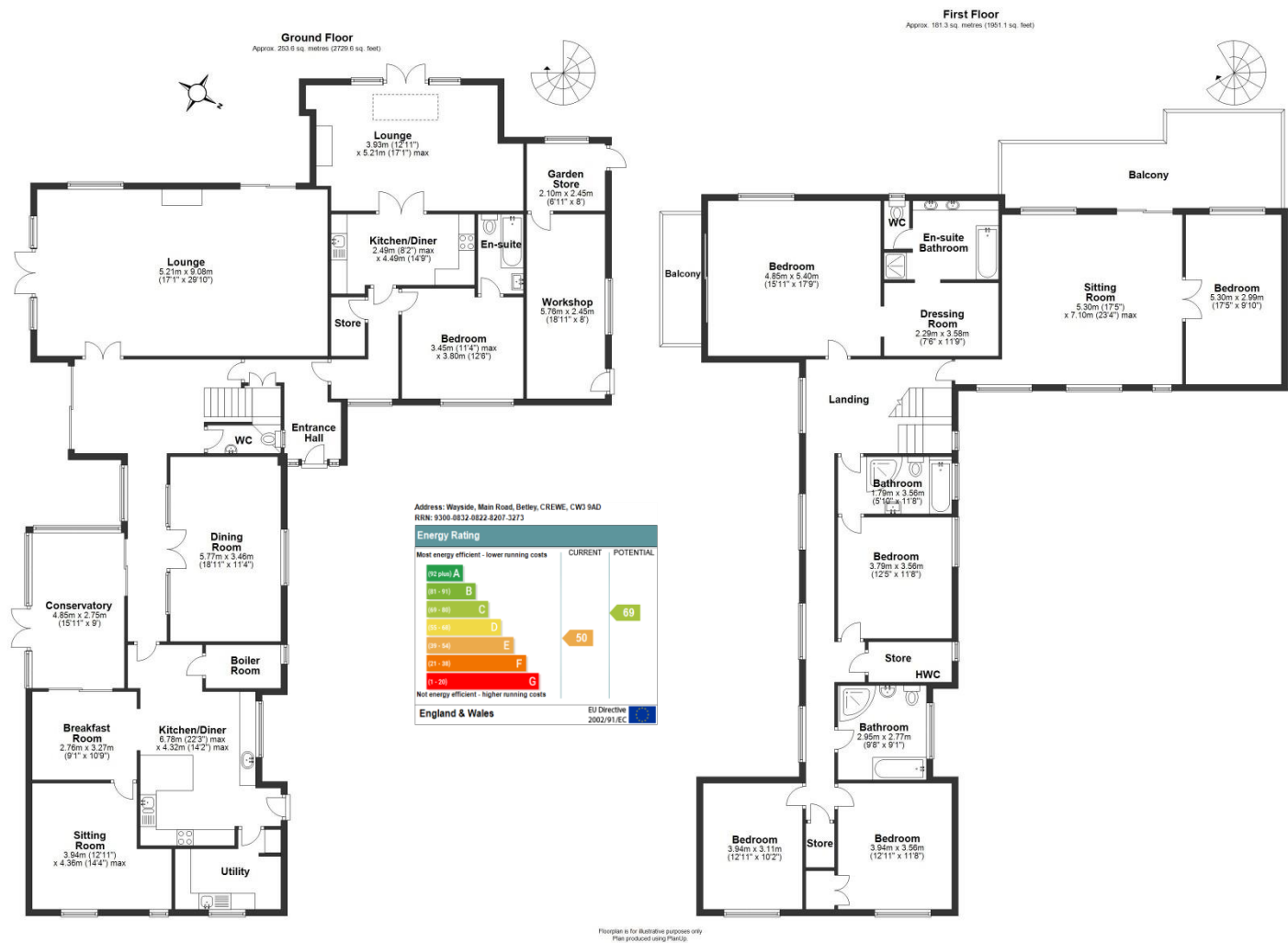
Oil fired central heating, mains water and electricity. Septic tank. Not tested by Cheshire Lamont Limited.

### Viewings

Strictly by appointment only via Cheshire Lamont Limited. For a personal discussion about the property please contact William J Swindley on 01270 624441.

### Directions

From Nantwich proceed out of town along A500 towards the M6 motorway and turn right towards Betley and Newcastle under Lyme proceed past Wychwood Park and continue for 1.5 miles towards Betley Village. The property is situated on the right hand side.







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