



“Beaulieu Wood”, Birchall Moss Lane, Hatherton CW5 7PL





An outstanding country residence within superb South Cheshire countryside between Nantwich and Audlem village, standing in gardens, grounds, paddocks and woodland extending to 8.8 acres. Providing supremely appointed and versatile accommodation to almost 4000 sqft with extensive courtyard and terracing, large detached leisure/games suite, three door steel portal building and garaging complex to 1780 sqft with potential for residential development (subject to PP). Viewing highly recommended.

- An outstanding detached rural country residence within almost 9 acres
- Standing in extensive grounds, gardens, paddocks and woodland with two gated approaches
- Providing versatile accommodation to approx. 4000 sqft
- Large separate leisure/entertaining suite, separate garaging complex to 1780 sqft and steel framed portal garage
- Impressively appointed throughout to the highest of standards, underfloor heating to majority of ground floor
- Incorporating delightful features, fixtures and fittings
- Large open plan living and entertaining areas with full porcelain floors throughout
- Seven bedrooms, ground floor shower room, first floor ensuite and family bathroom
- Potential for conversion of garaging complex to individual dwelling (subject to PP)
- Within delightful South Cheshire countryside enjoying lovely surrounding rural aspects

Agents Remarks

Beaulieu Wood is a most impressive detached country residence approached over a long private gated drive and standing in delightful grounds and woodland in a fine location between the charming village of Audlem and historic Nantwich. The property has been meticulously enhanced and improved throughout to the highest of standards and incorporates fixtures and features of the highest calibre. The property benefits from a second gated approach, an extensive detached leisure suite, timber stable, brick and block garaging complex and a further large steel framed portal garage building. The property benefits from grounds and paddocks to all sides and delightful woodland.



Property Details

A raised tiled step leads to an impressive uPVC sectional double glazed door within uPVC sectional double glazed surround allowing access to:

Enclosed Reception Porch

With tiled floor, feature tiled walls, uPVC double glazed windows to side elevations and sectional opaque glazed doors within opaque glazed surround lead to:

Reception Hall 24' 7" x 11' 11" (7.50m x 3.64m)

A delightful entrance to the property with a vaulted ceiling, full height uPVC double glazed window to South elevation, contemporary column radiator, large porcelain tiled floor, Oak veneered panel door to Cloakroom and Lounge and open access leads to:

Garden Room/Conservatory 14' 0" x 20' 8" (4.27m x 6.30m)

A stunning superior room with uPVC double glazed windows to three elevations, porcelain tiled floor, contemporary radiator and uPVC double glazed doors to outside.

From the Reception Hall an Oak veneered panel door leads to:

Lounge 24' 11" x 12' 6" (7.59m x 3.82m)

With aspects to South and East elevations via uPVC double glazed windows, large recessed fireplace with tiled hearth, wall mounted television recess area, high quality Oak plank effect floor, two contemporary column radiators and display niche incorporating shelving.

From the Reception Hall open access leads to:

Stunning Open Plan Living Family Dining Kitchen 51' 1" x 15' 0" max (15.58m x 4.56m max)

Dining Area

Benefiting from a partially vaulted ceiling incorporating Velux window, uPVC double glazed windows to East elevation overlooking courtyard and extensive terrace and porcelain tiled floor.

Living Area

With full width four panel bi-folding doors leading onto extensive terrace, recessed ceiling lighting, two contemporary wall mounted radiators, porcelain tiled floor and open access leads to:

Kitchen Area

Comprehensively appointed with a stunning range of high quality gloss fronted base and wall mounted units, attractive working surfaces, large quartz topped central dining island incorporating single drainer sink, integrated five ring induction hob with filter canopy over, built-in double electric ovens, integrated American fridge freezer, attractive split-faced tiled wall, two contemporary radiators, porcelain tiled floor, open access to Inner Hall and an Oak veneered panel door leads to:



Principal Reception Hall 13' 1" x 15' 9" (3.98m x 4.79m)

With uPVC double glazed window to front elevation, sectional glazed door to front elevation, porcelain tiled floor, staircase ascending to first floor, radiator and an Oak veneered panel door to walk-in Cloaks cupboard.

From the Kitchen an Oak veneered panel door leads to:

Utility Room

Perfectly appointed with two wall mounted cupboards, single drainer one and a half bowl sink with mixer tap, plinth with plumbing for washing machine beneath and porcelain tiled floor.

From the Inner Hall an Oak veneered panel door leads to:

Shower Room

With large walk-in shower cubicle incorporating electric shower, tiled enclosure and sliding screen door, vanity wash basin with drawers beneath, WC, uPVC double glazed window, fully tiled walls, tiled porcelain tiled floor and wall mounted mirror light.

From the Inner Hall an Oak veneered panel door leads to:

Bedroom Six/Playroom 14' 7" x 12' 10" (4.45m x 3.91m)

With uPVC double glazed bay window to front elevation, uPVC double glazed window to side elevation and radiator.

From Inner Hall an Oak veneered panel door leads to:

Bedroom Seven/Study 9' 11" x 11' 11" max (3.01m x 3.62m max)

With uPVC double glazed window to side and terrace elevations and radiator.

First Floor Landing

With an Oak veneered panel door to deep linen cupboard, coved ceiling, contemporary radiators and an Oak veneered panel door leads to:

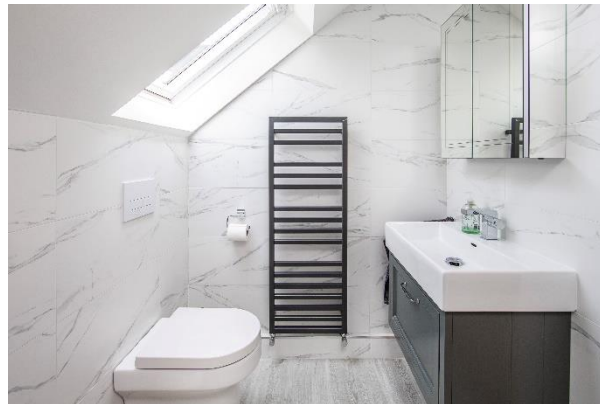
Master Bedroom Suite

Dressing Area

An Oak veneered panel door leads to:

En-Suite Shower Room

With fully tiled shower cubicle incorporating full height screen, fully tiled walls, attractive plank effect floor, wall mounted mirror, wide enamel wash basin, towel radiator and Velux window.



From the Dressing Area steps descend to:

Master Bedroom Area 19' 0" x 13' 8" max (5.80m x 4.17m max)

With uPVC double glazed box bay window to side elevation, uPVC double glazed window to rear elevation, double radiator and two fitted wardrobes.

Bedroom Two 19' 2" x 12' 8" (5.84m x 3.86m)

With two uPVC double glazed windows to gable elevation, uPVC double glazed eaves window to front elevation, radiator and full width fitted wardrobes with sliding doors to front.

Bedroom Four 11' 0" x 13' 0" (3.36m x 3.95m)

With uPVC double glazed window to front elevation and radiator.

Bedroom Five 7' 11" x 11' 11" (2.42m x 3.64m)

With uPVC double glazed eaves window to front elevation, recessed ceiling lighting and radiator.

Bedroom Three 19' 2" x 12' 10" max (5.84m x 3.91m max)

With uPVC double glazed eaves window to front and rear elevations and radiator.

Family Bathroom 6' 11" x 12' 8" (2.11m x 3.87m)

Delightfully appointed with a freestanding bath incorporating column tower tap to side, uPVC double glazed eaves window, attractive enamel wash basin with drawers beneath, WC, separate shower cubicle with fully tiled enclosure, tiled niche and overhead shower, contemporary radiator, fully tiled walls and porcelain tiled floor.

Externally

The property stands in outstanding grounds with an extensive paved patio terrace providing an ideal entertaining area and lawned gardens stand to the side and South elevation of the property and run down to the woodland area. The house benefits from two gated approaches and the principal entrance forms a delightful approach to Beaulieu Wood through large grass paddocks. Large separate leisure/entertaining suite, timber stable, separate garaging complex and steel framed portal building.

Large Detached Entertaining/Games Suite 28' 11" x 29' 1" (8.81m x 8.86m)

Impeccably appointed throughout with a high vaulted ceiling, bar area with granite surfaces and drawers beneath, split-face tiled walls, high quality grey Oak plank effect floor, light and power.

Garaging Area

Standing upon a large concrete courtyard area with bunded clamp surround.

Large Steel Framed Portal Building 40' 11" x 20' 4" (12.48m x 6.20m)

Of professional construction with three roller doors to front, personal door to side, lighting and electrics.

Large Detached L-Shaped Garage Building

Offering potential for further use, conversion or enhancement.

Garage One 23' 9" x 33' 3" (7.25m x 10.14m)

With roller door to front, light, power and open access to:

Garage Two 48' 2" x 20' 4" (14.68m x 6.20m)

Of brick and block construction with roller door to front, light, power and internal access and division area.

Timber Stable

With canopy to front and tack room to side.

Tenure

Freehold.

Services

Oil fired central heating, mains water and electricity, septic tank and water underfloor heating to majority of ground floor (not tested by Cheshire Lamont Limited).

Viewings

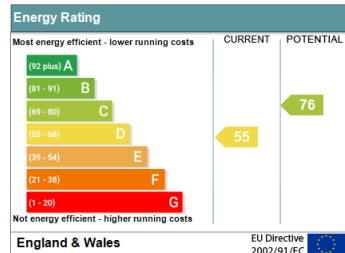
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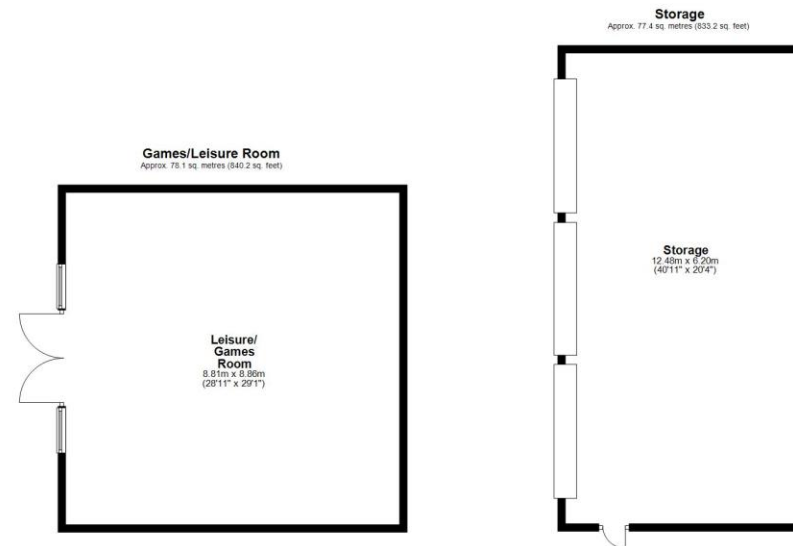
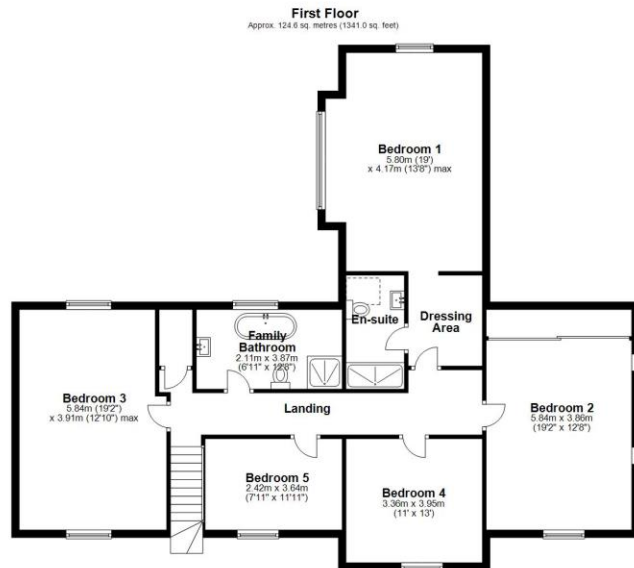
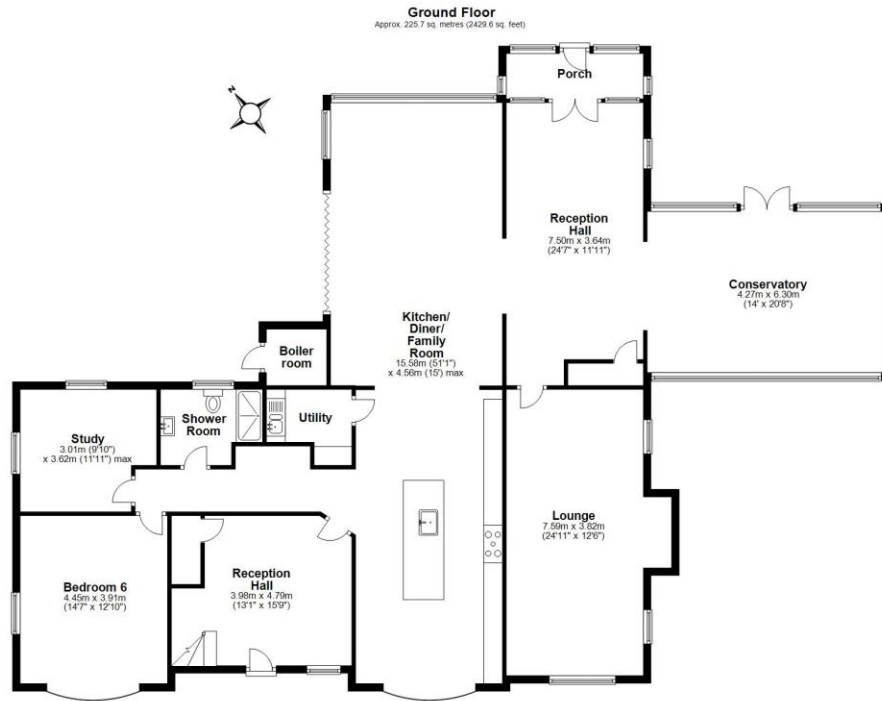
Directions

Proceed out of Nantwich along Wellington Road and continue onto Audlem Road for approx. 3 miles. Turn left into Birchall Moss Lane and right into the entrance of Beaulieu Wood.



Address: Beaulieu Wood, Bridgemere Lane, Hatherton, NANTWICH, ...
RRN: 0320-2018-0280-2207-8905





Floorplans are for illustrative purposes only
Plan produced using Planity.



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