



Cuckoos Nest, Bridge House Farm Barns, Bridgehouse Lane, Winterley CW11 4DG





An exceptional newly constructed contemporary styled residence upon a select gated courtyard setting within outstanding Cheshire countryside affording impeccably designed and appointed accommodation of superb style and design incorporating fixtures and features of the highest calibre. Superb parking facilities and double garaging. Viewing highly recommended.

- Cuckoos Nest - A fabulous four bedroom residence
- Affording light, spacious open plan accommodation overall to 250 sqm (internal)
- An exclusive residence within the Bridge House Farm hamlet
- Just one of three remaining on a select gated development off a private tree-lined lane of just nine properties
- Standing in outstanding Cheshire countryside with delightful surrounding aspects
- Impeccably designed and appointed throughout to the highest calibre
- Meticulously constructed by renowned specialist builders
- Incorporating outstanding contemporary styling and features
- Underfloor heating, porcelain flooring, mezzanines, full aspect bi-folding doors
- Extensive parking, double garaging, vehicle charging points

#### Agents Remarks

This delightful range of stunning buildings have been sympathetically and meticulously designed and converted by renowned architects Bower Edleston and local specialist builders RHB Construction. The hamlet benefits from a delightful private approach over a long tree-lined lane and there are now only three of these fabulous properties remaining. The site stands in wonderful tranquil Cheshire countryside nearby to Sandbach and Junctions 16 and 17 on M6 motorway. Crewe mainline railway station is nearby and Manchester International airport is within half an hour by car. The major North West cities of Manchester and Liverpool are within easy reach and the historic local towns of Nantwich and Sandbach provide a lovely range of boutique shops, bars, restaurants and sporting facilities.



## Property Details

A high quality composite door leads to:

### Stunning Reception Hall 18' 1" x 18' 1" (5.5m x 5.5m)

With exposed central beams, attractive tiled flooring, recessed ceiling lighting, Oak staircase with quarter landing returning to first floor and wide tiled steps ascend to:

### Stunning Vaulted and Galleried Kitchen 28' 6" x 28' 8" (8.69m x 8.75m)

With glazed mezzanine balcony and Oak and glazed staircase ascending to first floor, glazed roof lanterns, 4-panel bi-folding doors to partially covered extensive Indian stone patio terrace with outstanding aspects to the rear elevation enjoying South facing countryside views and enclosed rear garden, porcelain tiled flooring throughout, a superb range of units, dining counter incorporating underslung one and a half bowl sink with mixer tap with incorporated boiling water, twin NEFF built-in ovens, integrated microwave and plate warmer, integrated dishwasher, integrated fridge and freezer, Oak door to deep pantry cupboard and recessed ceiling lighting. An Oak door leads to:

### Laundry/Boot Room 13' 5" x 8' 6" (4.08m x 2.58m)

With base units, single drainer sink with mixer tap, Oak door to utility cupboard incorporating manifolds for underfloor heating, Worcester gas fired central heating boiler and pressurized vented cylinder system, recessed ceiling lighting, tiled flooring and a double glazed door to outside.

### First Floor Mezzanine

With recessed ceiling lighting, radiator and an Oak door leads to:

### Bedroom Three 10' 9" x 14' 6" (3.28m x 4.41m)

With double glazed windows to rear elevation providing fine far reaching views and radiator.

### Bedroom Four 10' 9" x 13' 11" (3.28m x 4.24m)

With double glazed windows to rear elevation providing fine far reaching views and radiator.

### Shower Room 7' 3" x 8' 8" (2.20m x 2.65m)

With WC, vanity wash basin incorporating drawers beneath, shower cubicle with porcelain tile surround, chrome towel radiator, Amtico herringbone flooring and recessed ceiling lighting.

From the Reception Hall an Oak door leads to:



### **Cloakroom**

With attractive tiled flooring, WC, double glazed window, vanity wash basin with cupboard beneath, recessed ceiling lighting and wall mounted mirror.

From the Reception Hall an Oak door leads to:

### **Lounge/Drawing Room 17' 7" x 15' 4" (5.35m x 4.67m)**

With full height double glazed windows to front elevation and exposed ceiling beams.

Staircase ascends to First Floor to:

### **Front Landing**

Partially vaulted and an Oak door leads to:

### **Master Bedroom 10' 9" x 15' 4" (3.28m x 4.67m)**

With exposed King truss, pitched beamed ceiling, double glazed window to side elevation, Oak door to walk-in dressing room with partially exposed beams, radiator and an Oak door leads to:

### **En-Suite Shower Room 6' 6" x 7' 6" (1.97m x 2.29m)**

With WC, vanity wash basin with drawers beneath, large walk-in shower cubicle with attractive porcelain tiled surround, Amtico herringbone flooring, double glazed window to front elevation, chrome radiator, wall mounted mirror and recessed ceiling lighting.

### **Dressing Room**

With radiator and double glazed window to front elevation.

### **Bedroom Two 18' 3" x 10' 4" (5.57m x 3.14m)**

With exposed King Truss, pitched beamed ceiling, double twin Velux windows to South elevation, arched double glazed window to front elevation, and radiator.

### **Family Bathroom 8' 7" x 6' 10" (2.62m x 2.09m)**

With a wall fitted double ended roll top bath incorporating central shower taps, tiled niche, vanity wash basin with cupboards beneath, WC, corner fitted shower cubicle, Amtico herringbone flooring, chrome towel radiator, fully tiled walls and recessed ceiling lighting.

### **Externally**

This delightful courtyard has been created from the conversion of a diverse range of former agricultural buildings that served Bridge House Farm. The courtyard is superbly laid out and stands in lovely surroundings, approached over a long private tree-lined lane which leads over a small stone bridge by a large ornamental pond. The properties benefit from attractive aspects and rural views with lawned gardens extending to the South, being bordered by professional fencing. Double Garage.



**Double Garage 18' 4" x 19' 8" (5.6m x 6.0m)**

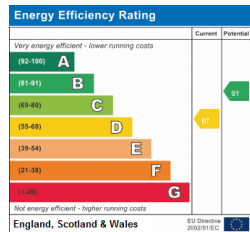
With two electrically operated remote controlled roller doors, electric vehicle charging point, light and power.

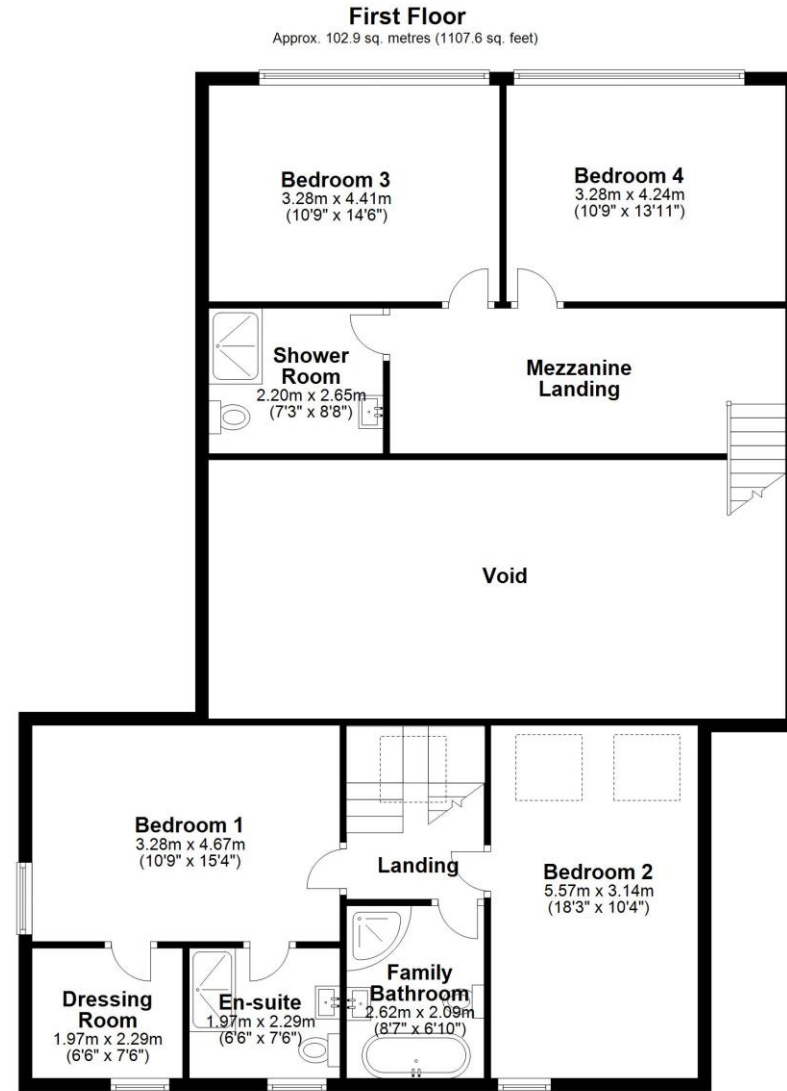
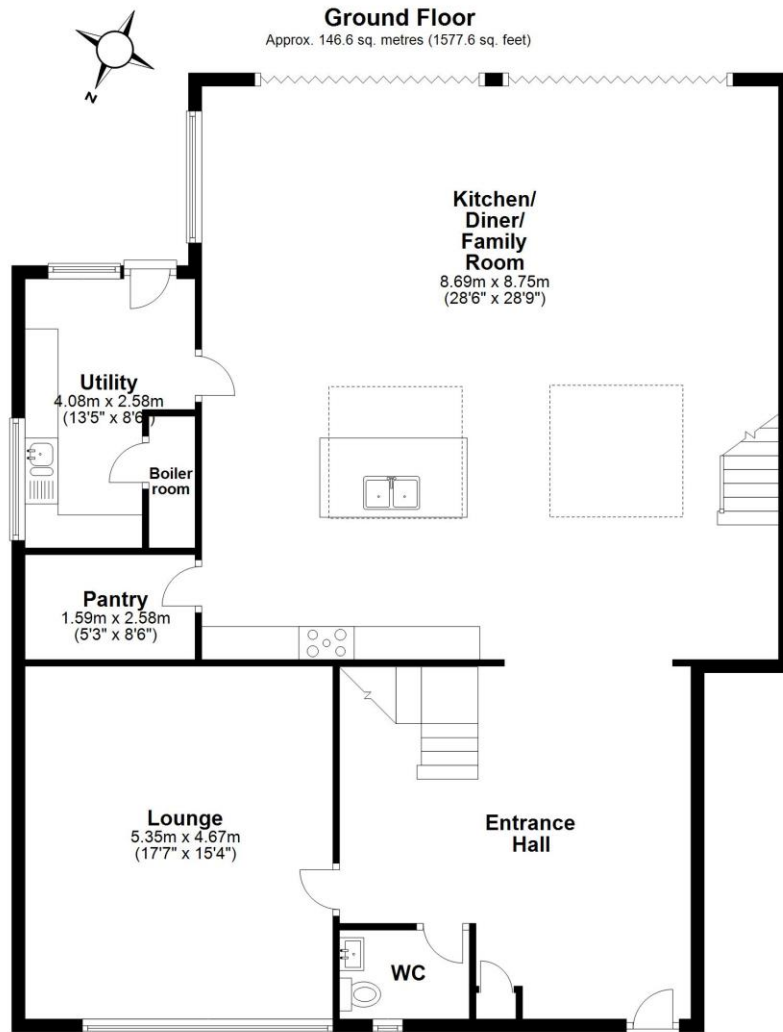
**Tenure**  
Freehold.

**Services**  
All main services are connected. New shared treatment plant (not tested by Cheshire Lamont).

**Viewings**  
Strictly by appointment only via Cheshire Lamont.

**Directions**  
Proceed out of Haslington along Crewe Road towards Sandbach and turn right by the famous Winterley Pool onto Pool Lane. Turn right onto Hassall Road and right again onto Bridge House Lane. Proceed along Bridge House Lane where the development is situated just over the small bridge.





Floorplan is for illustrative purposes only  
Plan produced using PlanUp.



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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