



Owls Hoot, 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.

- Owls Hoot - A fabulous residence of stunning design
- Affording light, spacious open plan accommodation overall to 192 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 large tarmac drive area incorporating a wood-clad double garage with electrically operated door and slate roof ascends to a glazed veranda area to the front, extensive patio area and the path continues to the side. A high quality composite door within full glazed surround provides entrance to:

Stunning Reception Hall 14' 1" x 18' 4" (4.3m x 5.6m)

With attractive grey porcelain tiled flooring throughout, attractive Oak and railed spindle staircase ascending to first floor galleried landing, recessed ceiling lighting, built-in cupboard, built-in double cupboard incorporating Worcester boiler and manifold system for underfloor heating and an Oak door leads to:

Cloakroom

With vanity wash basin incorporating cupboard beneath, WC with tiled surround and wall mounted mirror.

From the Reception Hall an Oak door leads to:

Utility Room 6' 5" x 6' 8" (1.95m x 2.03m)

With base units, plumbing for washing machine, single drainer one and a half bowl sink unit with mixer tap, recessed ceiling lighting and tiled flooring.

From the Reception Hall an Oak door leads to:

Stunning Open Plan Living Family Dining Kitchen 18' 3" x 28' 9" (5.55m x 8.76m)

Enjoying outstanding aspects over South facing Cheshire countryside to the rear via two sets of 4-panel bi-folding doors to extensive Indian stone paved patio. Comprehensively equipped with a superb range of high quality shaker style units, attractive quartz working surfaces, underslung one and a half bowl sink unit with incorporated boiling water on tap within large central dining island incorporating integrated dishwasher beneath, twin NEFF ovens and grill, NEFF induction hob with filter canopy above, integrated twin fridge/freezers, porcelain tiled flooring throughout, recessed ceiling lighting and double glazed window to side elevation.

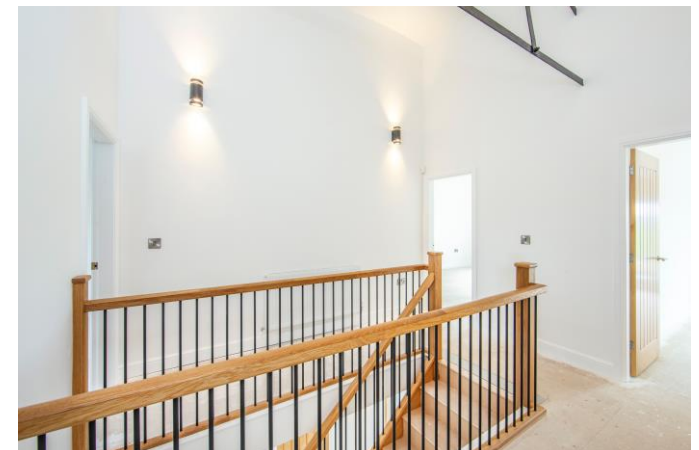
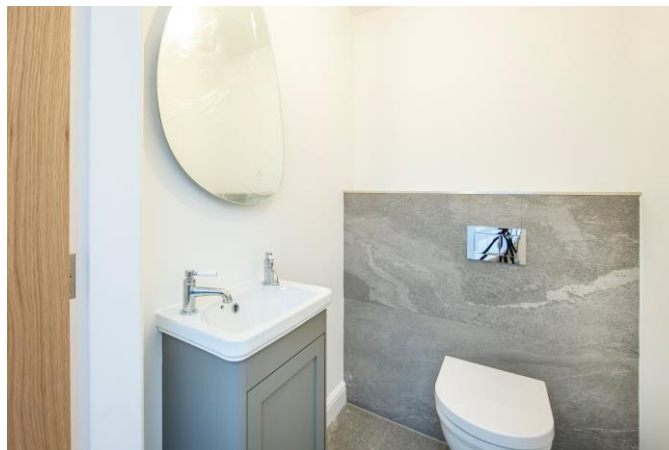
From the Hall an Oak door leads to:

Lounge 17' 11" x 13' 6" (5.47m x 4.12m)

With full height double glazed windows to front elevation and double glazed window to side elevation.

First Floor Galleried Landing

With original arched steel-framed beam, high arched ceilings, double Oak doors to large walk-in linen cupboard with radiator and an Oak door leads to:



Master Bedroom 14' 10" x 14' 8" (4.53m x 4.48m)

With two full height double glazed windows to South elevation providing fine far reaching views, radiators and an Oak door leads to:

Dressing Room 5' 10" x 7' 5" (1.78m x 2.25m)

With radiator and an Oak door leads to:

En-Suite Shower Room 5' 11" x 7' 5" (1.80m x 2.25m)

With WC, vanity wash basin with drawers beneath, corner fitted shower cubicle with attractive porcelain tiled surround, Amtico herringbone flooring, chrome radiator, wall mounted mirror and recessed ceiling lighting.

Bedroom Two 14' 10" x 13' 9" (4.53m x 4.19m)

With full height double glazed windows affording fine far reaching South facing views, radiators, high arched profile ceiling and an Oak door leads to:

En-Suite Shower Room 6' 6" x 6' 9" (1.97m x 2.06m)

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

Bedroom Three 14' 6" x 9' 11" (4.43m x 3.03m)

With double glazed window to front elevation enjoying attractive aspects and radiators.

Bedroom Four 8' 11" x 11' 3" (2.72m x 3.44m)

With double glazed window to front elevation and radiator.

Family Bathroom 8' 11" x 6' 6" (2.72m x 1.97m)

With a wall fitted double ended roll top bath incorporating central shower taps, tiled niche, vanity wash basin with drawers beneath, WC, corner fitted shower cubicle, Amtico herringbone flooring, chrome towel radiator, fully tiled porcelain 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' 1" x 17' 1" (5.5m x 5.2m)

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

Tenure

Freehold.

Services

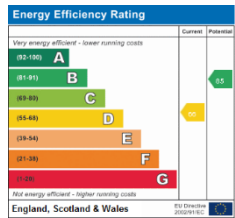
All main services are connected. New shared treatment plant (not tested by Cheshire Lamont).

Viewings

Strictly by appointment only via Cheshire Lamont.

Directions

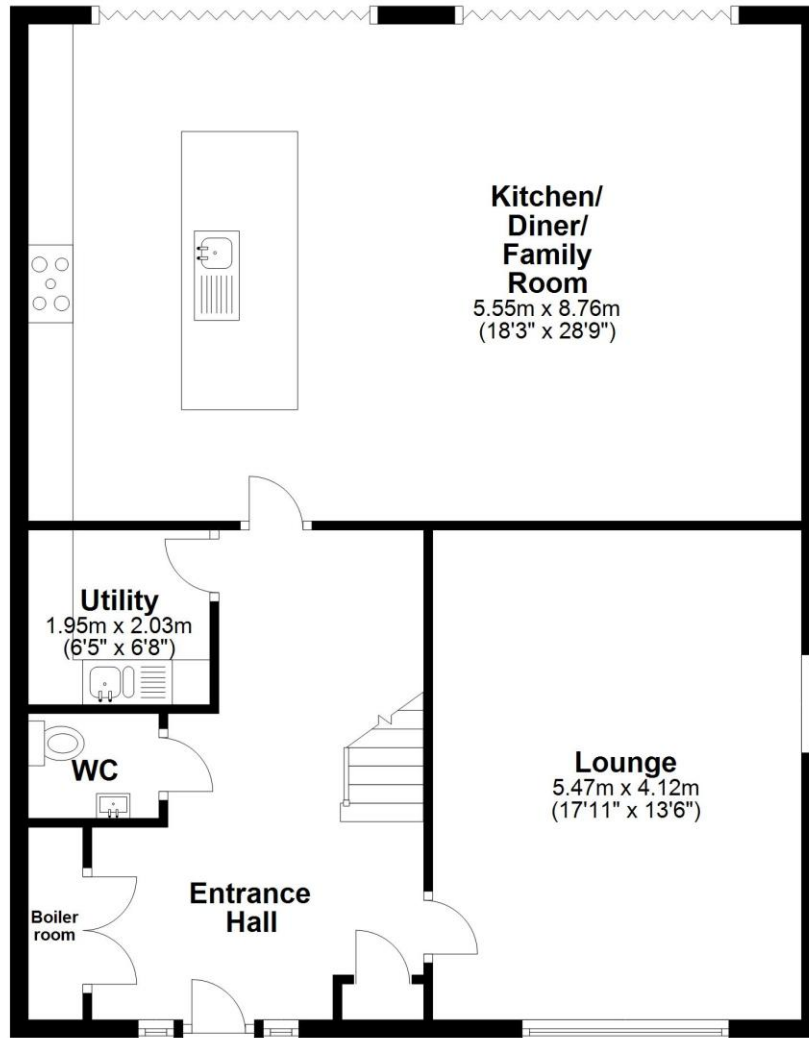
Proceed out of Haslington along Crewe Road towards Sandbach and turn right by the famous Winterley Pool onto Pool Lane. Turn right onto Hassall Road and right again onto Bridge House Lane. Proceed





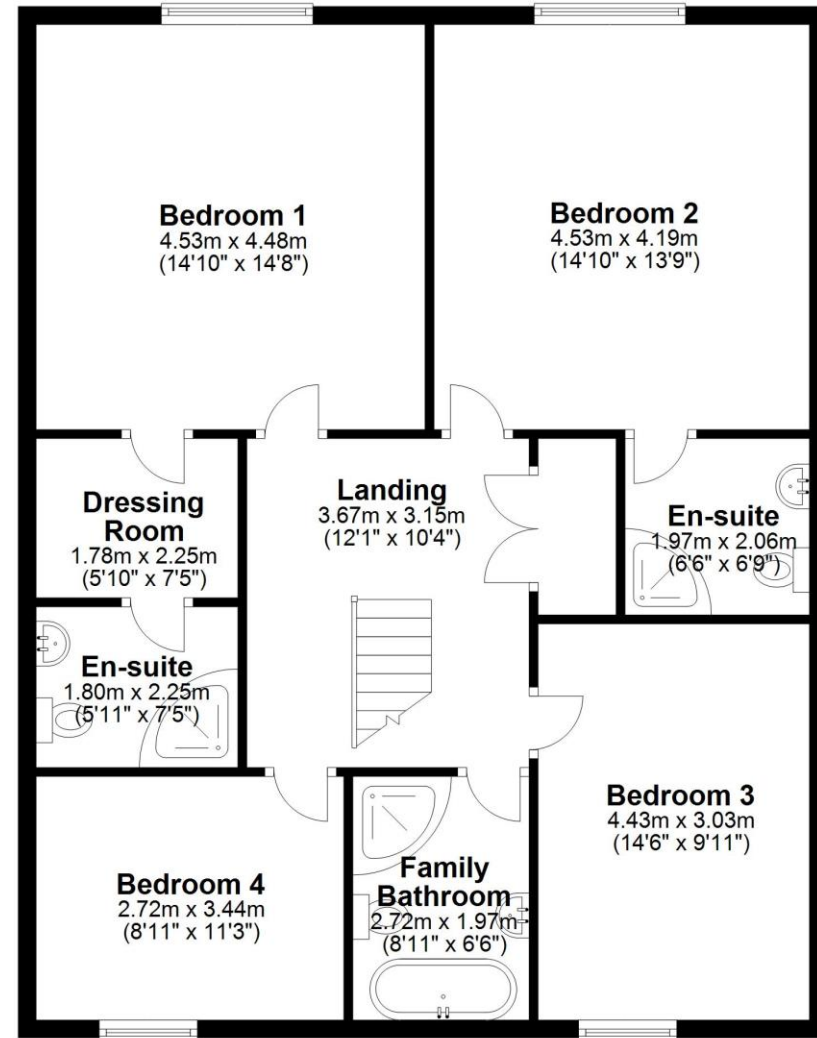
Ground Floor

Approx. 96.1 sq. metres (1033.9 sq. feet)



First Floor

Approx. 96.1 sq. metres (1033.9 sq. feet)



Floorplan is for illustrative purposes only
Plan produced using PlanUp.



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