



“The Farthings”, London Road, Bridgemere CW5 7PZ





A simply magnificent individual newly built house of immense style, size and quality within delightful landscaped gardens and grounds to 0.9 of an acre in beautiful countryside on the Cheshire, Shropshire, Staffordshire border exuding superior contemporary features providing impeccably appointed and arrayed accommodation. NO CHAIN. Early completion available. Viewing highly recommended.

- An exceptional individual house of superb style and design
- Recently constructed to an exacting specification throughout
- Standing in delightful surroundings within lovely countryside in a highly favoured location on the border of three counties
- Incorporating a wealth of highest quality fixtures, fittings and features
- Within private gated landscaped gardens and grounds to 0.9 of an acre
- Providing stunning design throughout with accommodation to 3000 sqft
- With planning consent for additional separate dwelling
- Superior high specification kitchen and bathrooms with underfloor heating throughout
- Detached garaging and carport with first floor annex area
- Available for early completion with NO CHAIN

Agents Remarks

The Farthings is a stunning individual home designed and constructed to the highest specifications and incorporates a wealth of high quality and attractive fixtures and fittings. The property benefits from a "B" rating, Eco air source heating via underfloor system throughout both floors. The kitchen incorporates a stunning German "Schueller" range of units with luxurious appliances. The design of the property makes the most of it's orientation and benefits from delightful light rooms at all times of the day. The area is prized for its leisure and sporting pursuits, lovely villages and is conveniently situated nearby to the historic town of Nantwich. Nearby Nantwich is a charming and historic market town in South Cheshire countryside providing a wealth of period buildings, independent boutique shops, cafes, bars and restaurants with highly regarded Junior and Senior schooling, sporting



and leisure pursuits and nearby to the M6 Motorway at Junction 16 and Crewe mainline Railway Station

Property Details

The Farthings is approached via remote controlled gates leading to a large gravel driveway which sweeps to the front of the property to impressive twin triple glazed composite doors with triple glazed windows to either side allowing access to:

Reception Hall

A lovely spacious entrance to the property with a splayed Oak staircase ascending to a split first floor galleried landing, wall mounted intercom system, doors to under stairs cupboards incorporating lighting and power, underfloor heating programmer, recessed ceiling lighting and an Oak door leads to:

Cloakroom

With WC, attractive "Luvanto" tiled flooring, pedestal wash basin and uPVC triple glazed window.

From the Reception Hall an Oak glazed door leads to:

Home Office/Study

With triple glazed windows to front and side elevations, underfloor heating programmer, recessed ceiling lighting and wall mounted tv/media point.

From the Reception Hall an Oak glazed door leads to:

Lounge

A lovely spacious reception room with a contemporary "Norpeis" ceiling-hung wood burning stove, triple glazed bi-folding doors to side elevation, triple glazed windows to rear elevation enjoying delightful aspects over gardens, underfloor heating programmer, recessed ceiling lighting, wall mounted tv/media points and an Oak glazed door leads to:

Extensive Open Plan Living Family Dining Kitchen Family Room

A superb spacious living area with triple glazed windows overlooking gardens, triple glazed bi-folding doors to side elevation, built-in home sound system, wall mounted tv/media point, recessed ceiling lighting, underfloor heating programmer and open access leads to:

Kitchen and Dining Area

Comprehensively equipped with a superb German contemporary range of "Schueller" base and wall mounted units comprising cupboards and drawers, unit lighting, pantry cupboard, "Blanco" twin sinks with Quooker water tap (both boiling water and carbonated), granite working surfaces, granite topped breakfast island with cupboards



beneath incorporating an AEG venting induction hob and with Walnut style dining counter off, complimentary Walnut style topped base units incorporating wine cooler and with feature shelving above, integrated NEFF dishwasher, pyrolytic built-in double ovens, built-in microwave oven, built-in coffee machine, integrated fridge and freezer, recessed ceiling lighting, underfloor heating programmer, triple glazed windows to front elevation, triple glazed double doors with full height triple glazed windows to either side overlooking rear gardens, Oak glazed door to Reception Hall and an Oak glazed door leads to:

Utility Room

With a range of complimentary units to the Kitchen, granite working surfaces, triple glazed window to side elevation, plumbing for washing machine, built-in cupboard incorporating manifolds for underfloor heating and pressurised cylinder and a door leads to:

Boot Room

With a wall mounted alarm/intercom system, recessed ceiling lighting and composite door to outside.

From the Reception Hall an Oak staircase leads to:

Split First Floor Galleried Landing

A beautiful Landing with a triple glazed window to front elevation, contemporary wall light points, ceiling beams and an Oak door leads to:

Master Bedroom Suite

Bedroom Area

A spacious room with vaulted ceiling incorporating ceiling beams, recessed ceiling lighting, triple glazed double doors with full height triple glazed windows to either side leading to Juliet balcony enjoying aspects over the gardens with far reaching countryside views beyond, wall mounted tv/media point, underfloor heating programmer and a door leads to:

Walk-In Wardrobe

With recessed ceiling lighting, power and vaulted ceiling incorporating ceiling joists.

From the Bedroom area open access leads to:

Dressing Room

With a door to:

En-Suite Bathroom

Luxuriously appointed with a contemporary panelled bath, walk-in shower cubicle with glazed screen and rainfall shower incorporating detachable shower attachment, WC, vanity unit with drawers beneath



and incorporating twin bowl sinks with mixer taps, wall mounted illuminated mirror-fronted cupboard, recessed ceiling lighting, chrome towel radiator, cess to loft space, triple glazed window and "Luvanto" vinyl tiled flooring.

Bedroom Two

With partially vaulted ceiling, triple glazed windows to rear elevation, access to loft space, recessed ceiling lighting, door to built-in wardrobe and a door leads to:

En-Suite Shower Room

With WC, pedestal wash basin, enclosed shower cubicle incorporating glazed screen and rainfall shower incorporating detachable shower attachment, chrome towel radiator, recessed ceiling lighting, Velux window and "Luvanto" vinyl tiled flooring.

Bedroom Three

With door to built-in wardrobe, wall mounted tv/media point, triple glazed window to front elevation, access to loft space, underfloor heating programmer and a door leads to:

En-Suite Shower Room

With WC, pedestal wash basin, enclosed shower cubicle incorporating glazed screen and rainfall shower incorporating detachable shower attachment, chrome towel radiator, recessed ceiling lighting, Velux window and "Luvanto" vinyl tiled flooring.

Bedroom Four

With triple glazed double doors incorporating full height triple glazed windows to either side leading onto Juliet balcony, wall mounted tv/media point, underfloor heating programmer, recessed ceiling lighting, built-in wardrobe and a door leads to:

Jack and Jill Bathroom

With panelled bath, enclosed shower cubicle with glazed screen and rainfall shower incorporating detachable shower attachment, WC, vanity wash basin incorporating cupboard beneath and wall mounted mirror-fronted illuminated cupboard above, recessed ceiling lighting, triple glazed window, "Luvanto" vinyl tiled flooring and a door leads to:

Bedroom Five

With triple glazed windows to front and side elevations, underfloor heating programmer, recessed ceiling lighting, wall, wall mounted tv/media point and a built-in wardrobe.

Externally

The Farthings stands within a magnificent plot behind high walling and incorporates a splayed approach with a remote controlled pillared



gated entrance leading over a large sweeping driveway and continues to a substantial detached garage, carport and with a first floor annex over incorporating an en-suite shower room. The gardens benefit from extensive lawned areas, gravel areas and a versatile garden gazebo.

Detached Garage with First Floor Annex

With twin up and over doors to front, lighting, power, wall light points and personal doors. A separate external door leads to stairs ascending to a versatile first floor annex area with en-suite shower room and Velux rooflights. To the side of the garaging stands a wood framed covered carport/seating area.

Tenure

Freehold.

Services

Eco air source heat pump heating system with underfloor heating throughout. Private drainage. Triple Glazing. Mains water and electricity. Not tested by Cheshire Lamont.

Viewings

Strictly by appointment only via Cheshire Lamont.

Directions

Proceed out of Nantwich along the A51 towards Woore. Continue for approximately 5 miles past Doddington Lake and continue towards Bridgemere Garden Centre where the property located just before or the left hand side behind magnificent gates.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A		85	90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





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