



Hurlston Grange, Chester Road, Hurlston, Near Nantwich CW5 6BU





An exceptional and most substantial detached period barn conversion within superb surroundings upon a private gated cobbled courtyard with an immaculate and spacious independent self-contained annex, courtyard office/gym, stabling, steel framed portal field shed and extensive private established gardens and grounds to 1.5 acres with paddocks extending to 2.3 acres. Viewing highly recommended.

- A quite superb period barn conversion of immense appeal
- In a most convenient location within delightful Cheshire countryside
- Private gated cobbled approach over cobbled courtyard and in grounds to 1.5 acres
- Exceptionally spacious and versatile accommodation with a full range of appealing features
- With immaculate separate detached self-contained annex
- Courtyard, bothy, stable yard, large fenced paddocks to 2.3 acres and steel framed portal field shed
- Appointed and presented throughout to an exceptional standard
- Stunning vaulted two storey galleried reception hall, superb spacious lounge, large dining room
- Two integral garages, large first floor snooker/games room
- Viewing highly recommended

Agents Remarks

Hurleston Grange occupies a fine position upon Old Chester Road which is accessed via pillared gates from the entrance to Stoke Grange and benefits from an attractive location bordering open fields, situated nearby to the Shropshire Union Canal. The Grange affords outstanding and most substantial, elegantly appointed and versatile accommodation incorporating much original character and features. Situated upon a private cobbled courtyard, the Grange benefits from a separate independent annex that has been delightfully appointed throughout. The Grange benefits further from a useful courtyard office/potential gym and a driftway leads through to a further courtyard stabling area with two loose boxes and adjoining tack room. The Grange incorporates solar panneling, benefiting from a full feed-back tariff and recently installed double glazing throughout. The property



is situated in Hurlleston which is a small Hamlet approximately 3.5 miles from the historic market town of Nantwich and 7 miles from the village of Tarporley. Nantwich offers comprehensive shopping facilities including a range of Boutiques, Delicatessens, award winning Butchers as well as Sainsburys, Morrisons and Aldi. Junction 16 of the M6 motorway is approximately 20 minutes drive and Crewe mainline Railway Station approximately 15 minutes (8 miles) where the HS2 Hub will be located.

Property Details

A gated entrance drive approach leads to a courtyard with central island and well formed flower beds and borders, sheltered by high neat conifer hedging. At the corner within the courtyard stands the main entrance.

Pitched Tiled Porch

With uPVC double glazed double doors within wide uPVC double glazed windows leading to:

Entrance Hall

With tiled floor, vaulted beamed ceiling, uPVC double glazed window and a sectional glazed Oak door within hardwood frame surround leads to:

Reception Hall

A stunning vaulted and galleried hall enjoying delightful aspects over an extensive Indian stone terrace via high uPVC double glazed window, high beamed ceiling incorporating exposed truss, exposed Oak spindle staircase with Oak rails ascending to galleried landing, panel door to cloaks cupboard with exposed beams and coat hooks, wall light points, radiator, tiled floor and a panel door leads to:

Study 8' 11" x 12' 2" (2.72m x 3.70m)

With uPVC double glazed window to North elevation, radiator, exposed ceiling beams and an Oak veneered fitted study area incorporating desk position, drawers to side, tall filing cupboard and tall shelving cupboard.

From the Hall a panel door leads to:

Cloakroom

With low WC, radiator, half tiled wall, uPVC double glazed window to side elevation, wall mounted wash basin and recessed ceiling lighting.

From the Hall a panel door leads to:

Dining Room 17' 0" x 18' 6" (5.19m x 5.64m)

A most impressive room with a uPVC double glazed box bay window to North elevation providing fine aspects and views, uPVC double glazed window to front elevation, double radiator, handsome exposed Cheshire brick fireplace with recessed hearth incorporating cast iron dog grate and raised tiled hearth with large mantel over, exposed ceiling beams, exposed Cheshire brick walling, dark Oak wood floor, wall light points and a panel door leads to:

Family Dining kitchen 14' 8" x 18' 6" (4.47m x 5.64m)

Superbly appointed and equipped with an outstanding range of high quality shaker style units comprising cupboards and drawers, tall



cupboard incorporating integrated fridge and freezer, integrated dishwasher, Corian working surfaces with formed upstands and window cill, uPVC double glazed window to West elevation, ceiling beams and purlin, chimney recess incorporating a handsome Rangemaster kitchen range within tiled surround and filter canopy imbedded over, underslung sink with mixer tap, tiled floor, uPVC double glazed window to courtyard elevation and a panel door leads to:

Courtyard Boot Room/Entrance Hall (2) 10' 0" x 7' 6" (3.04m x 2.28m)

With a high quality uPVC double glazed composite door to courtyard, uPVC double glazed window, quarry tiled floor, recessed ceiling lighting, a panel door leads to:

Laundry/Utility Room

With three wall mounted cupboards, base units incorporating underslung enamel sink with mixer tap, Oak working surfaces, quarry tiled floor, recessed ceiling lighting and a panel door leads to:

Cloakroom

With WC, uPVC double glazed window and quarry tiled floor.

From the Laundry/Utility Room a door leads to:

Garage 12' 0" x 18' 6" (3.66m x 5.64m)

With uPVC double glazed window, up and over door, light, power, oil fired central heating boiler and open access leads to:

Second Garage 12' 2" x 18' 6" (3.70m x 5.64m)

With remote controlled electrically operated up and over door, light, power and oil storage tank.

From the Hall a panel door leads to:

Principal Lounge 15' 9" x 23' 10" (4.81m x 7.26m)

A glorious, spacious room with delightful aspects to all elevations, handsome carved stone fireplace with recessed hearth incorporating Clear View stove inset, moulded and coved ceiling, uPVC double glazed window to courtyard elevation, two porthole windows to East elevation and open access leads to:

Garden/Living Room Area 8' 10" x 20' 6" (2.70m x 6.25m)

With partially vaulted ceiling incorporating exposed ceiling beams and purlin, two double glazed roof lights overhead, three sets of high quality full height uPVC double glazed doors overlooking terrace and gardens providing lovely far reaching views, tiled floor and radiator.

From the Hall a staircase ascends to a half landing and continues to:

First Floor Galleried Landing 15' 9" x 16' 1" (4.80m x 4.90m)

Enjoying stunning views over the Reception Hall, uPVC double glazed window overlooking Southern courtyard elevation with roof light over, exposed vaulted ceiling beams and purlins, two wall light points, archway to Front Landing and steps ascend to:

Further Landing Area

With partially vaulted ceiling, roof lights and wall light point.

Oak Spindled Balcony

Overlooking the Lounge and Garden Room area.



Master Bedroom 15' 9" x 12' 7" (4.80m x 3.83m)

With uPVC triple glazed window to East elevation overlooking gardens, uPVC triple glazed window to courtyard area, double radiator, ceiling beams and open access leads to:

En-Suite Dressing Room 12' 0" x 11' 3" (3.67m x 3.42m)

With uPVC triple glazed window to courtyard elevation, radiator, ceiling beam, recessed ceiling lighting, louvre door to airing/linen cupboard, access to roof space and a full range of fitted wardrobes incorporating railing and shelving and a panel door leads to:

Jack and Jill En-Suite Bathroom 12' 0" x 8' 7" (3.67m x 2.61m)

With a freestanding claw and ball roll top bath incorporating central shower taps, vanity wash basin with cupboards and drawers beneath, large walk-in shower enclosure with sliding screen door and overhead shower, WC, tiled floor, half tiled walls, uPVC double glazed window to courtyard elevation, exposed ceiling beams, recessed ceiling lighting, chrome towel radiator and an interconnecting door from Landing.

From the Galleried Landing steps and an archway leading to:

Front Landing

With double radiator, uPVC double glazed hayloft window to courtyard and a further archway leads to:

Further Landing

With uPVC double glazed window to courtyard and fitted airing/linen cupboard with cupboards over.

From the Landing a panel door leads to:

Bedroom Two 15' 9" max x 12' 7" (4.81m max x 3.83m)

With large uPVC double glazed box bay window to North elevation providing lovely far reaching views over countryside and beyond, uPVC double glazed window to front elevation, double radiator and a panel door leads to:

En-Suite Shower Room

With full width shower enclosure incorporating full height screen and shower over, tiled walls, recessed ceiling lighting, tiled floor, vanity wash basin with cupboards beneath, WC and chrome towel radiator.

Bedroom Three 15' 1" x 12' 7" (4.61m x 3.83m)

With uPVC double glazed window to front elevation, radiator, two full height built-in double wardrobes incorporating railing and shelving and recessed ceiling lighting.

From the Lower Landing a panel door leads to:

Bathroom

Superbly appointed with a wooden panel bath incorporating central shower taps, enamel sink upon Oak stand incorporating cupboards beneath, WC, exposed ceiling beam, recessed ceiling lighting, large walk-in shower enclosure incorporating full height screen and shower over, chrome towel radiator, half tiled walls and roof light to West elevation.

From the Landing a panel door leads to:



Entertaining/Games Room 24' 6" x 18' 6" (7.46m x 5.64m)

An impeccably appointed full size games room with exposed period purlin and beam, uPVC double glazed window to South elevation, uPVC double glazed windows to courtyard elevation, fitted bar area with low level shelving, Oak veneer plinth, cupboards and drawers, roof light and currently incorporating a full size snooker table. This is an ideal room suitable for conversion to an Annex or for division.

Externally

The Grange stands in delightful and extensive established gardens and grounds benefiting from a large Indian stone paved terrace and garden entertaining area with large lawned gardens bordered by high mature trees that extend to the rear of the property with an abundance of specimen trees, garden patio features and benefits further from a dedicated garden waste and vegetable area.

Courtyard

A supremely impressive courtyard with central island, protected and sheltered to all sides with the driveway leading to a Stable Yard.

Office/Potential Gym 23' 8" x 11' 5" (7.21m x 3.48m)

With uPVC double glazed door to Room One, archway to Room Two, uPVC double glazed window to courtyard, radiator. Superbly appointed and ideal for crafting/home office or gym.

Stable Yard

A covered driftway leads to the stable yard via a five bar gate and to a stabling area with canopy, stable doors to two loose boxes and tack room. Open access within high walling leads to the rear to a steel framed portal field shed. A field gate leads to a superb paddock bordered by neat post and rail fencing with sheet netting and a further gate within fencing leads to a second paddock to the rear and provides glimpses of Cloud Side at Congleton and of the Macclesfield Hills beyond. From the stable yard a pedestrian gate leads to delightful landscaped gardens, bordered to all sides by high mature specimen trees and incorporated large lawned garden areas, flower beds and borders. To the North elevation of the property stands an extensive Indian stone paved terrace with raised flower beds, sheltered and screened by high wooden panel fencing to the side and bordering open fields providing lovely rural views.

Steel Framed Portal Field Shed 23' 7" x 17' 4" (7.19m x 5.28m)

With concrete base and lighting.

Detached Self Contained Dwelling

With a high quality uPVC double glazed composite door to:

Reception Hallway

With high quality Oak plank effect floor tiles, dado rail, double radiator and a panel door leads to:

Shower Room

With a large walk-in shower enclosure incorporating full height screen and shower over, WC, wash basin within attractive surround incorporating cupboards beneath, antique style chrome towel radiator, uPVC double glazed porthole window to side elevation, extractor fan, part tiled floor and walls.

From the Reception Hallway a panel door leads to:

Open Plan Family Dining Kitchen 18' 4" x 13' 8" (5.59m x 4.17m)
Kitchen Area

Superbly appointed with an excellent range of high quality base and wall mounted units, built-in double electric oven, four ring hob with filter canopy over, enamel one and a half bowl sink unit with mixer tap, tiled floor, high vaulted ceiling incorporating ceiling beams and purlins and exposed Cheshire brick walling.

Dining Area

With uPVC double glazed doors within wide uPVC double glazed frame overlooking gardens, dresser unit incorporating cupboards, drawers, drawer baskets and with illuminated glazed display shelving.

From the Kitchen Area a panel door leads to:

Utility Room 10' 4" x 9' 9" (3.14m x 2.96m)

With sink within fitted cupboards, worktops and oil fired central heating boiler.

From the Dining Area open access leads to:

Hallway

With partially vaulted ceiling, radiator, exposed Cheshire brick walling, uPVC double glazed porthole window, wall light points and a panel door leads to:

Bedroom 13' 11" x 11' 7" (4.23m x 3.54m)

With high vaulted ceiling, ceiling beams, full height uPVC double glazed windows to stable yard elevation, radiator and wall light points.

Lounge 18' 4" x 17' 2" (5.59m x 5.23m)

A glorious reception room with high vaulted ceiling, ceiling beams and purlins, uPVC double glazed windows to stable yard elevation, uPVC double glazed doors within wide surround to North elevation overlooking private rear gardens, Cheshire brick walling, uPVC double glazed porthole window, double radiator, large central fireplace with attractive surround and raised marble hearth incorporating electric fire within and wall light points.

Tenure

Freehold.

Services

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

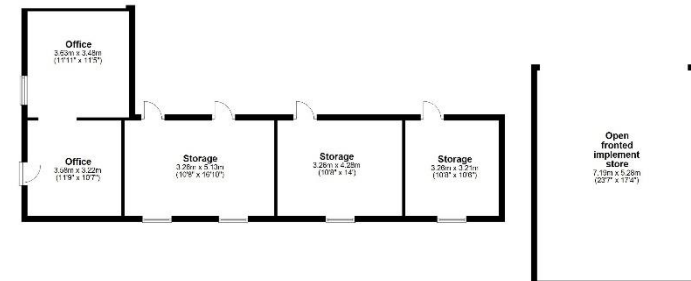
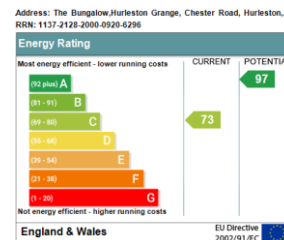
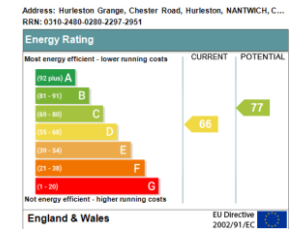
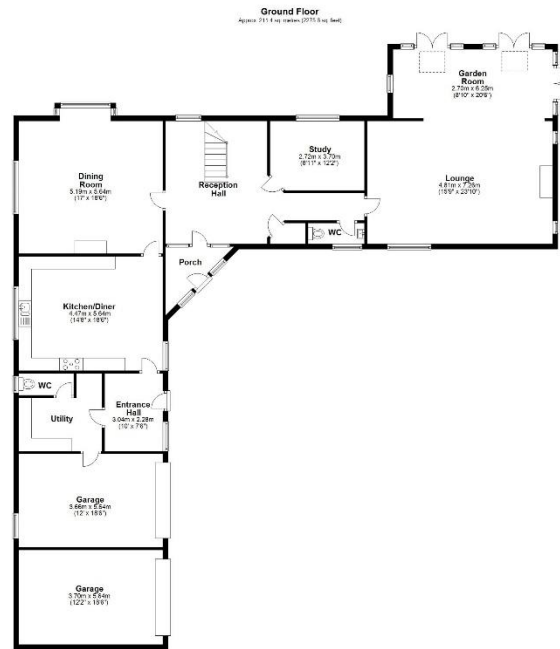
Solar panels to South elevation of the stable building and generates an income of approx £2000 per year.

Viewings

Strictly by appointment only via Cheshire Lamont Limited.

Directions

From Nantwich proceed along Welsh Row and continue along the Chester Road towards Chester. After passing Snugburys Ice Cream Farm continue for approx. 1 mile and after passing Hurleston Reservoir turn right by Stoke Hall and right again into Old Chester Road. Proceed through the pillared gateway along the old road and Hurleston Grange is the first property on the left hand side.



Plan drawn to BS 1191:2000 and BS 1192:2000
 All dimensions are approximate unless otherwise stated



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