



Wolfe House | Budworth Heath





Wolfe House



A very handsome large country house in the most wonderful landscaped gardens, constructed as a bespoke commission for the current owner in 2012, beautifully finished throughout with exceptional quality and boasting lovely surrounding and far-reaching rural views, in all nearly two acres.



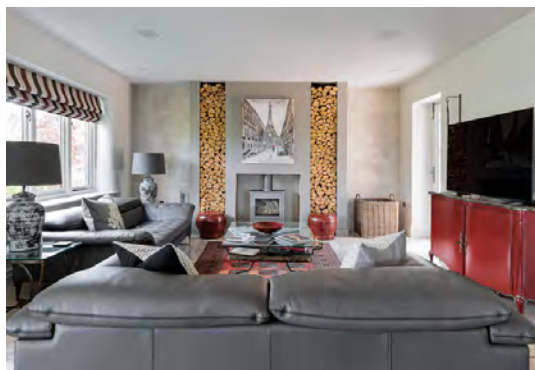
In a superb rural position on the outskirts of Great Budworth village, the house stands within immaculate surrounding landscaped gardens which include traditional stocked borders, wild flower meadows, a pond and close clipped formal lawns. Approached through a pair of ornate oak gates, a long gravelled driveway leads to the side of the house, and a large forecourt, where there is both garaging and a small guest apartment.

The owner acquired the original house in 2010, subsequently demolished it, and constructed a brand new house to an exacting and bespoke specification, which was completed around 2013. Huge care was taken with the selection of materials, and the meticulous finish feels as good today as it did the day it was completed, with timeless finishes and fittings. The main body of the house extends to around 5,000 sq ft with additional space in the annexe and garaging.

The accommodation is centred around a magnificent reception hall with an impressive staircase and a galleried landing over, boasting a wonderful two storey element with a huge oak framed window overlooking the rear gardens, a natural stone floor and a superb stone inglenook fireplace with a wood burning stove.

Reception rooms include a large dual aspect drawing room with an oak floor, bi-fold doors to a side terrace, and an ornate stone open-hearth fireplace. There is an adjacent snug with a glazed door to a secondary terrace, and a matching oak floor, and a third, smaller sitting room is currently used as a study and overlooks the front gardens and drive. The heart of the house is a vast kitchen dining living space with a matching natural stone floor and three distinct spaces. It enjoys a bright, triple aspect and has lots of windows enjoying the open views, bi-fold doors to a side terrace and a glazed door to a sunny brick paved front terrace. The family room section enjoys a wood burning stove, there is plenty of space for a large dining table, and the kitchen was fitted with a stunning range of high quality units by cabinet maker David Lisle of Macclesfield, which includes a large central island and both dark oak and hand painted cabinets, with some Miele appliances and an Aga cooker, and there are twin oversized drawer Fisher & Paykel dishwashers and American fridge freezer. Off the kitchen is a useful utility room/pantry with pedestrian door to outside and a door leading to an internal comms room.

The galleried landing overlooks the dining hall and the two storey glazed section, overlooking fields with views towards the Pennines in the distance. Leading from the landing are four all suite bedrooms. The main bedroom suite is a lovely, large space akin to a luxury hotel suite with a sitting area, full length bi-fold doors to a huge walk-out terrace overlooking the fields and a sitting area in the bedroom. A dressing room leads off the bedroom - a substantial room with open-fronted walnut wardrobes and a central upholstered seat. The en suite bathroom for the master bedroom is very special, enjoys direct access out to the first floor terrace, beautiful fittings, and includes a book matched marble wall with walk-in shower enclosure and a freestanding bath. The main guest bedroom is at the far end of the landing, enjoys a dual aspect and has french doors to its own smaller terrace, and has a quality en suite bathroom with both corner shower cubicle and a freestanding bath. The remaining two double guest bedrooms each have lovely views over the gardens, fitted wardrobes and high quality en suite shower rooms.





Infrastructure and technology in the house includes underfloor heating throughout the ground floor, concrete first floors, Lutron lighting, extensive AV systems and an internal fresh air circulation system/heat exchanger. There is also some solar PV units.

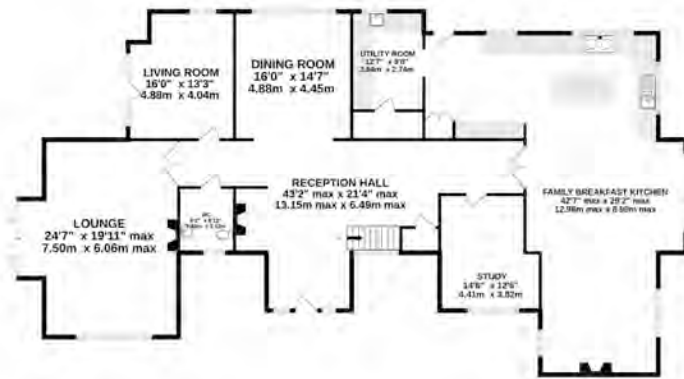
The immaculate nature of the gardens and grounds match the interior of the house and there is open farmland on two sides, with lovely expansive views. There are vast entertaining terraces on three sides of the house allowing for sun at any time of the day and including a lovely partially walled kitchen courtyard, which gives access to a small vegetable plot and the garage/annex building. A pretty breeze house sits beneath a maple tree and paths wind through the gardens with various areas of interest including a reflection pond and a small wooded copse. The gardens are a real feature of the house and really must be seen to be appreciated. There is rain water harvesting, and lighting and water points within several areas of the gardens. In all the site extends to 1.83 acres or thereabouts.

The garage building provides a covered car port and a large double garage. Within its own enclosed garden area is a useful studio/annexe with bedroom/lounge, kitchenette and shower room - excellent for long term guests or staff. This is the fifth bedroom referred to in the description above.

Particular reference needs to be made of the lovely location of Wolfe House and Budworth Heath in general. Whilst beautifully rural, it is also very convenient for commuting and local amenities. Knutsford and Stockton Heath are just 15 minutes by car (7 miles), Manchester airport is 20 minutes (15 miles), Liverpool Airport 30 minutes (21 miles), and Northwich 10 minutes (5 miles).



GROUND FLOOR
2671 sq ft (246.1 sq.m.) approx.



1ST FLOOR
2094 sq ft (194.5 sq.m.) approx.



ANNEX & GARAGING
1069 sq ft (92.4 sq.m.) approx.



TOTAL FLOOR AREA : 5835 sq.ft. (542.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Wolfe House

Budworth Heath,
Cheshire. CW9 6NQ

Price : £2,750,000

Tenure : Freehold

Local Authority : Cheshire West & Chester

Council Tax Band: H

EPC : B (81)



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