



| MERRY FARM DRIVE | PLUMLEY | £1,250,000



COUNTRY HOMES | COTTAGES | UNIQUE PROPERTIES | CONVERSIONS | PERIOD PROPERTIES | LUXURY APARTMENTS

The Meadows, Merry Farm Drive, Plumley,

Set in approximately five acres of garden and paddocks, this exceptional property has been designed with contemporary living in mind whilst maximising its rural position offering free flowing space and large windows which make the most of the natural light in the principal rooms. Its natural surroundings are reflected throughout the property through the use of oak joinery, granite and limestone. An impressive double height entrance hall leads to the generous open plan Kitchen/Family Room which is South facing and fitted with contemporary tobacco oak units and a central breakfast bar and boasts a full range of luxury integrated appliances including champagne cooler and espresso coffee maker. The Kitchen leads through to a formal Dining Room and in turn, the Drawing Room, both of which benefit from a dual aspect and the drawing room has a beautiful carved stone fireplace as its centre piece. The expansive living space is continued further with a rear hall, Sitting Room and Snooker Room/Games Room. To the first floor there is a Master Suite and a further four bedrooms and three bathrooms. The bathrooms have been individually designed and include spa baths and power showers. Perhaps the most unique feature of The Meadows is its luxurious Leisure Suite, built over two floors, linked by a spiral staircase and with double height windows offering views over the fields. On the mezzanine level there is a large stone tiled steam room and oak floored gym with a Jacuzzi spa bath on the ground floor. Solid oak flooring and oak window frames throughout and under floor heating. The Meadows and Oak Tree Barn share a private electric gated courtyard off the main driveway. Outside there are approximately 5 acres of paddock and a lawned garden with separate vegetable garden with raised beds.





ENTRANCE HALLWAY

LOCATION

Plumley is an attractive and sought after rural parish on the outskirts of Lower Peover village, the most well known and prestigious village location in this part of the county. Access from here to Knutsford, Wilmslow and Alderley Edge is just a few minutes by car and the A556 Manchester to Chester link road and the M6 are within easy reach for access to Manchester city centre and Manchester International airport. The historical town of Knutsford is close by, which not only has a range of exclusive bars and restaurants but also boasts excellent schools.

DIRECTIONS

From Knutsford take the A50 South towards Holmes Chapel. Proceed for about 1.5 miles before turning right onto the B5081 signposted Lower Peover and Middlewich. Continue for a little over a mile before turning onto Plumley Moor Road (signposted Northwich) and the driveway to the property will be found on the right hand side after a few hundred metres.

RECEPTION HALL

Turning oak staircase with tread lighting leads to galleried first floor landing, oak flooring.

CLOAKS CUPBOARD

Fitted with wiring for a sound system.

WC

Concealed cistern WC, limestone wash bowl set on a limestone and timber plinth, ladder towel radiator.

DINING ROOM

18' 9" x 11' 6" (5.72m x 3.51m) Window overlooks front courtyard, doors into drawing room and double doors into kitchen/family room. Oak flooring, concealed ceiling and wall lighting.

DRAWING ROOM

19' 8" x 19' (5.99m x 5.79m) Windows overlooking the courtyard and French doors leading to the terrace and garden beyond, impressive carved stone fireplace with free standing living gas fire, oak flooring, extensive fitted bookcases, concealed wall and ceiling lights.

SITTING ROOM

15' x 14' 9" (4.57m x 4.5m) French doors overlook and lead to garden and terrace, stone fire surround with living gas flame fire, open fronted book cases with cupboards under, concealed ceiling and wall lighting.

KITCHEN/BREAKFAST ROOM

32' 14" x 14' 10" (10.11m x 4.52m) This stunning room has a vaulted ceiling with dual aspect wall-to-wall windows and French doors overlooking the gardens and terrace. The kitchen is fitted to an exceptionally high standard with a range of tobacco oak and high gloss base and eye level units with granite work surfaces over. Integrated twin sink bowls with mixer tap. The large central island unit is complete with raised glass breakfast bar. There is an extensive range of integrated Kuppertsbusch appliances including twin ovens, combination microwave oven/grill, espresso coffee maker and champagne cooler. There is space and plumbing for an American fridge/freezer, four ring



BREAKFAST KITCHEN

ceramic hob with steel and glass extractor hood over. Ceramic tiled floor with under floor heating throughout and concealed lighting.

UTILITY ROOM

12' 6" x 18' 6" (3.81m x 5.64m) Window to side elevation. Fitted with a range of cream base and eye level units with granite work surfaces over and inset sink with mixer tap, built in Siemens washing machine and tumble dryer, ceramic tiled floor, cupboard housing fuse boxes and meters, twin wall mounted boilers serving all heating and hot water.

REAR HALL

Oak flooring, turning flight open balustrade stairs to first floor galleried landing.

SNOOKER ROOM

23' 0" x 15' 6" (7.01m x 4.72m) Oak flooring, part panelled walls also in oak, windows to both front and rear elevation over the courtyard and rear garden with glazed door to the rear, halogen down lighting.

WC

Concealed cistern WC, wash bowl with mixer tap set on a wooden plinth, ladder towel radiator, mosaic tiled walls.

FIRST FLOOR

The first floor accommodation is split to provide three bedrooms in one part and two in another, divided by the first floor gym and steam room.

MAIN FIRST FLOOR LANDING

Oak flooring, halogen downlighters, hot water cylinder cupboard, radiator.

MASTER BEDROOM

17' 8" x 21' 8" (5.38m x 6.6m) Window to the rear elevation, overlooking the garden and paddocks, high ceiling, wall lights, twin Bisque radiators, open to Dressing Room, fitted with a range of natural wood and mirror fronted wardrobes providing ample hanging room and drawer space. Window to front elevation, Bisque radiator.

MASTER EN SUITE

White suite set within limestone surround comprising Jacuzzi bath with mixer tap, wc and twin wash bowls set on a marble and timber stand, large walk in shower cubicle with wall mounted power shower and body jets, twin mirror fronted cabinets, ladder towel radiator, ceiling downlighters, underfloor heating.

BEDROOM TWO

19' 9" x 11' 12" (6.02m x 3.66m) Window to the rear elevation, twin Bisque radiators.

ENSUITE

Fitted within a mosaic surround comprising bath with mixer tap, concealed cistern WC, wash bowl with mixer tap set on a limestone and timber plinth with cupboard under. Shower cubicle with wall mounted thermostatic shower, ceiling downlighters, towel rail, underfloor heating.



DRAWING ROOM

BEDROOM THREE

9' 3" x 18' 11" (2.82m x 5.77m) Window to the rear elevation, range of built in wardrobes matching the dressing room in the Master Bedroom, twin Bisque radiators, wall and ceiling lighting.

FAMILY BATHROOM

Contemporary white suite comprising oval bath set within mosaic tiled surround, matching WC, free standing basin with mixer tap and tiled splashback. Shower cubicle with wall mounted shower, ladder towel radiator, limestone tiled floor, downlighters, underfloor heating.

GYMNASIUM

16' 10" x 27' 3" (5.13m x 8.31m) (Accessed from the Master Bedroom suite and secondary landing.) At the first floor level is the exercise space with partial oak flooring, high vaulted ceiling, air conditioning, glass fronted steam room and double height floor to ceiling windows with views over the paddocks to the rear. There is a gallery and metal spiral staircase leading to ground floor spa Jacuzzi also with spectacular views.

SECONDARY LANDING

Window to the rear elevation, oak flooring, Bisque radiator.

BEDROOM FOUR

15' 0" x 8' 4" (4.57m x 2.54m) Windows to both the front and rear elevations with open views, twin Bisque radiators, wall lighting.

BEDROOM FIVE

12' 0" x 7' 4" (3.66m x 2.24m) Windows overlooking the courtyard to the front, Bisque radiator.

BATHROOM

White suite comprising spa bath with mixer tap over and glass framed shower cubicle with thermostatic shower, concealed cistern WC, twin wash bowls set on a limestone plinth with timber cupboard under, all set in tiled surround, ceiling downlighters, ladder towel radiator, underfloor heating.

OUTSIDE

The property is approached by a shared driveway which leads to the main courtyard at the front. The Meadows has an additional gated access onto a secondary, private courtyard to the side of the kitchen. There are lawned gardens and well positioned patio dining areas surrounding the house which make the most of the sunlight. The paddocks beyond extend to approximately 5 acres, there is also a vegetable garden with raised beds, garden shed and hen coup. In the courtyard to the front of the property there are 2 garages and further parking.



MASTER SUITE

VIEWING ARRANGEMENTS

Strictly by appointment with the agents Fine & Country Homes by Wright Marshall Knutsford Office. E-mail:

knutsford@fineandcountry.com

SALES PARTICULARS & PLANS

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

MARKET APPRAISAL

Thinking of Selling? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.



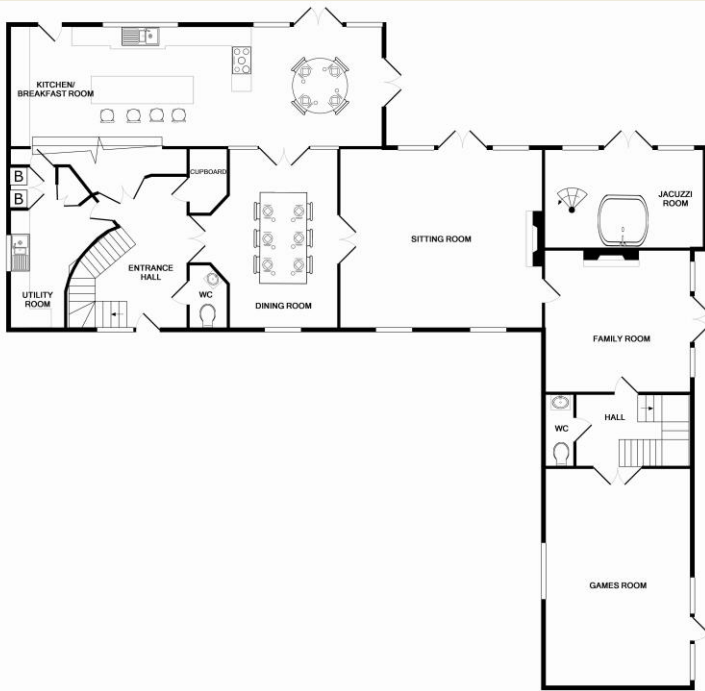
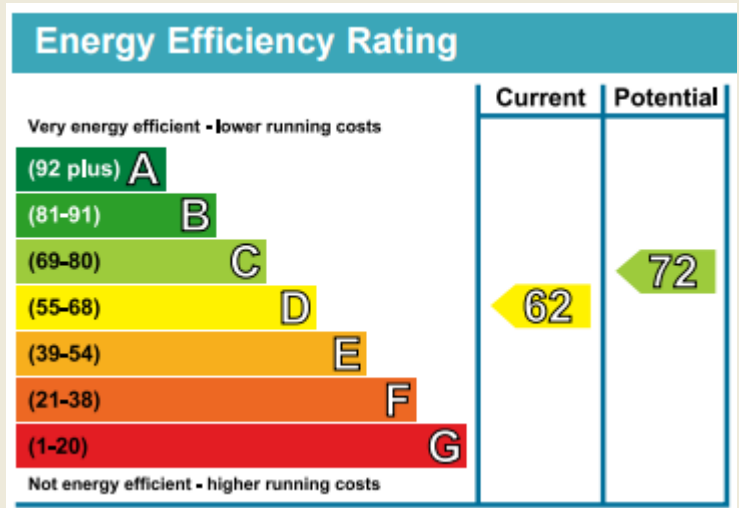


GAMES ROOM & JACUZZI (GROUND FLOOR OF LEISURE SUITE)

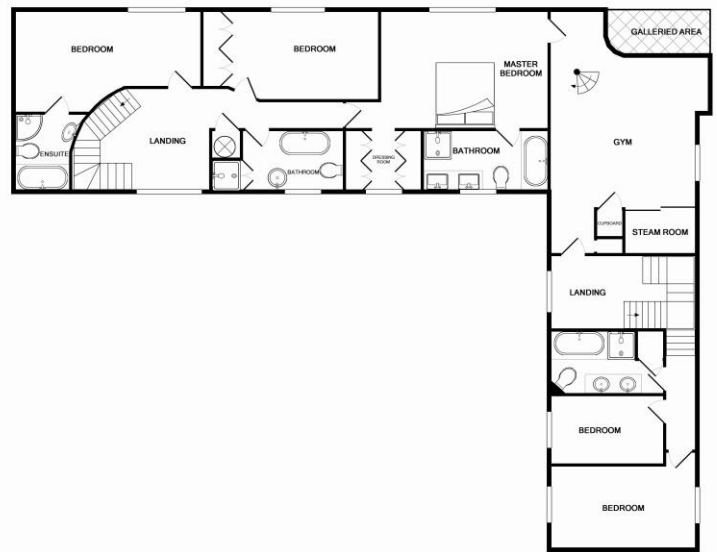


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GROUND FLOOR



1ST FLOOR

While every attempt has been made to ensure the accuracy of the floor plan, complete plans, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be checked by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency over time.
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