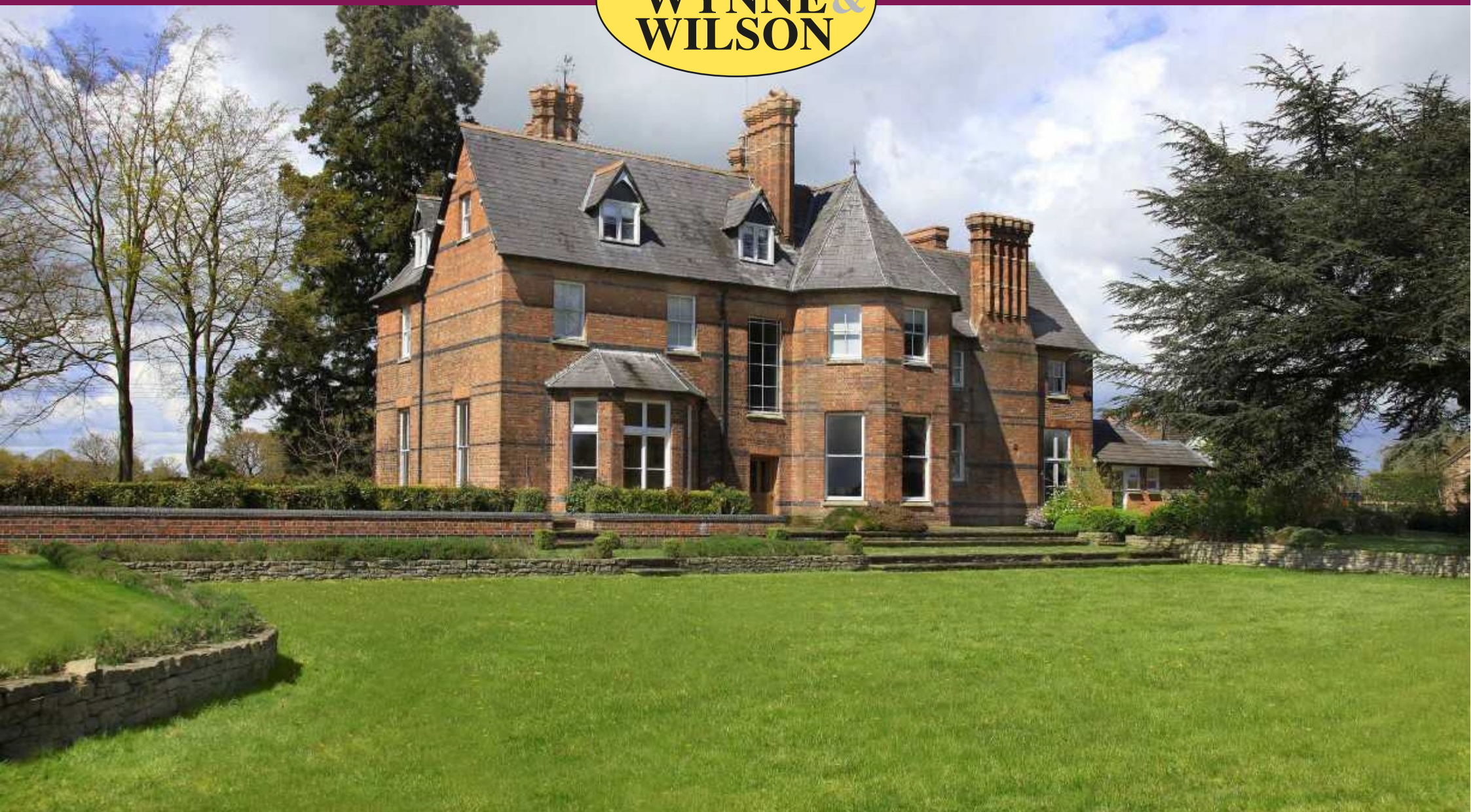


**BAKER
WYNNE &
WILSON**



Cobscot Hey, Adderley, TF9 3TJ



A MOST IMPRESSIVE AND SUBSTANTIAL DETACHED VICTORIAN FORMER RECTORY, SENSITIVELY RESTORED, IN A WONDERFUL GARDEN SETTING WITH SPECTACTULAR FAR REACHING SOUTH EASTERLY VIEWS OVER COUNTRYSIDE

SUMMARY

Reception Hall, Drawing Room, Dining Room, Study, Two Cloakrooms, Sitting Room, Christians Kitchen/Breakfast/Family Room with AGA, Pantry & Cold Room, Laundry, Playroom, Gym, Landing/Sitting Room, Master Bedroom with En-Suite Dressing Room and Bathroom, Seven Further Double Bedrooms, Five Bath/Shower Rooms, Tanked Cellarage comprising Games Room, Study and Wine Cellar, Oil Central Heating, Gardens and Grounds, In All About Two Acres (to be checked)

DESCRIPTION

Cobscot Hey was built in 1866 for the Corbet Family of Adderley Hall (demolished in 1955). It was the rectory to St. Peter's Church and the home of Athelstone Corbet, son of Reginald. It passed out of Church hands in 1954 and has been a private residence since.

Cobscot Hey is a stunning, beautifully presented Victorian country house of brick construction under a slate roof, which has been extensively restored to a quite exceptional specification. Great care has been taken to create a relaxed family home offering the ability to entertain with the larger well proportioned reception rooms together with a number of smaller rooms ideally suited to modern day living.

The kitchen/breakfast/family room is very much the heart of the home with a superb range of furniture by Clive Christian. The accommodation is arranged over three floors and a basement and includes features such as shuttered sash windows, pine boarded floors, high ceilings, a fine staircase and Chesney fireplaces.

DIRECTIONS

From Nantwich take the A529 towards Audlem proceeding through the village along the A529 for 2.5 miles to Adderley. Proceed past Adderley Village Hall, next left into Rectory Lane, proceed to the T-junction, continue straight on over the disused railway bridge (signed Hawks Moor) and the property is located almost immediately on the right.

LOCATION AND AMENITIES

Cobscot Hey is situated on the edge of the village of Adderley in a secluded location. Adderley forms a small community on the border of Shropshire and Cheshire. There is St. Peter's Church (1635), Primary School and Village Hall with bowling green in the village.

The Village Hall is at the centre of the community, serving as a meeting place, social hub, licensed premises, function room and school hall.

Audlem village (2½ miles) provides a number of local shops including a Post Office, chemist, butchers, local Co-Operative store and health centre, modern primary school, three cafes, three public houses and a wide variety of community activities. The Hinds Head public house in Norton-in-Hales is about 2½ miles.

This is an attractive rural area with the usual range of country pursuits. At the same time it is well placed for access to a number of major towns and also for travel both North and South.

APPROXIMATE DISTANCES

Audlem 2.5 miles, Norton-in-Hales 3 miles, Market Drayton 4 miles, Nantwich 9 miles, Crewe 14 miles with fast intercity railway network (London Euston 90 minutes, Manchester 40 minutes), M6 motorway (junction 14 & 16) 15 miles, Stafford 19 miles, Chester 30 miles, Birmingham and Manchester about 50 miles.

THE ACCOMMODATION COMPRISES:

(with approximate measurements)

ENTRANCE PORCH

Quarry tiled floor.

RECEPTION HALL

31'9" x 15'6" overall (9.68m x 4.72m overall)

Victorian Gothic entrance door, Chesney limestone fireplace with slate inset and hearth, sash window with shutters, pine boarded floor, ceiling cornices, door to rear, two period style radiators.

DRAWING ROOM

23'0" x 20'5" into bay (7.01m x 6.22m into bay)

Chesney marble fireplace with slate inset and hearth, fine sash bay window and French windows with shutters, pine boarded floor, ceiling cornices and picture rail, two period style radiators.



STUDY

15'8" x 15'0" (4.78m x 4.57m)

Chesney limestone fireplace with slate inset and hearth, pine boarded floor, two fitted cupboards, one with bookshelves, sash window with shutters, two period style radiators.

DINING ROOM

23'10" x 18'3" into bay (7.26m x 5.56m into bay)

Chesney limestone fireplace with slate inset and hearth, pine boarded floor, large bay window with window shutters, ceiling cornices and picture rail, period style radiator.



INNER HALLWAY

Pine boarded floor, door to dining room, period style radiator.

CLOAKROOM

White suite comprising low flush WC and pedestal hand basin, part tiled walls, chrome radiator/towel rail.

SITTING ROOM

14'10" x 13'6" (4.52m x 4.11m)

Ceiling cornices and picture rail, sash window with shutters, period style radiator.

KITCHEN/BREAKFAST/FAMILY ROOM

24'5" x 21'5" plus recess 9'8" x 8'1" (7.44m x 6.53m plus recess 9'8" x 2.46m)

Superb range of furniture by Clive Christian comprising floor standing cupboard and drawer units with granite worktops, wall cupboards, plate rack, light oak island unit/breakfast bar incorporating cupboards, drawers, wine rack and Miele integrated oven, five oven dual control AGA with extractor hood above, Miele integrated dishwasher, travertine tiled floor with underfloor heating, ceiling cornices, inset ceiling lighting, servant bells, French windows to rear, walk-in pantry with travertine tiled floor and cold slab.



PLAYROOM

15'0" plus recess x 10'6" (4.57m plus recess x 3.20m)

Window and French windows to rear, shelving, wood laminate floor, access to loft, central heating radiator.

GYM

15'1" x 12'8" (4.60m x 3.86m)

Oak stripped floor, access to loft, central heating radiator.

REAR PORCH

French window to courtyard, cloaks cupboard, quarry tiled floor.

REAR STAIRCASE

Secondary staircase to first floor landing and staircase to basement.

CLOAKROOM

White suite comprising low flush WC and pedestal hand basin, travertine tiled floor.

LAUNDRY

13'6" x 9'6" (4.11m x 2.90m)

Granite worksurfaces with inset glazed sink, walk-in understairs store, two Miele washing machines, two Miele dryers, two sash windows with shutters, travertine tiled floor, period style radiator.

PLANT ROOM

Two Worcester Bosch oil central heating boilers.

STOREROOM

8'10" x 6'10" (2.69m x 2.08m)

Sash window, travertine tiled floor.

BASEMENT COMPRISING -

ENTRANCE

Wood laminate floor.

GAMES ROOM

17'5" x 14'5" (5.31m x 4.39m)

Panelled walls, wood laminate floor, inset ceiling lighting, two double glazed windows, period style radiator.

OFFICE

14'10" x 9'0" (4.52m x 2.74m)

Panelled walls, wood laminate floor, double glazed window.

WINE CELLAR

37'0" x 6'0" (11.28m x 1.83m)

FINE STAIRCASE LEADS FROM THE RECEPTION HALL TO FIRST FLOOR

LANDING/SITTING AREA

15'4" x 15'0" plus recess (4.67m x 4.57m plus recess)

Chesney limestone fireplace with slate inset and hearth, picture window to rear, sash window to front, two period style radiators.

MASTER BEDROOM SUITE COMPRISING:

BEDROOM

23'9" into bay x 17'10" (7.24m into bay x 5.44m)

Chesney marble fireplace with slate hearth and cast inset and grate, fine bay window with window shutters, pine boarded floor, period style radiator.

DRESSING ROOM

15'6" x 8'0" (4.72m x 2.44m)

Sash window, period style radiator.

BATHROOM

16'0" x 15'7" (4.88m x 4.75m)

Duravit corner air bath with shower attachment, twin Duravit hand basins, shower cubicle (11'8" x 3'4") with Pharo shower arc with Hansgrohe raindance shower and body sprays, low flush WC, five mirror fittings with lighting, travertine tiled floor, two sash windows, chrome radiator/towel rail.

INNER LANDING

Airing cupboard with radiator, period style radiator.

BEDROOM No. 2

17'0" x 14'10" (5.18m x 4.52m)

Walk-in wardrobe with shelving and drawers, pine boarded floor, two sash windows, two period style radiators.

EN-SUITE SHOWER ROOM

10'0" x 4'8" (3.05m x 1.42m)

White Duravit suite comprising low flush WC and hand basin, shower cubicle with Hansgrohe shower, bathroom cabinet with mirrored doors, travertine tiled floor and walls, shaver point, chrome radiator/towel rail.

BATHROOM

15'0" x 9'4" (4.57m x 2.84m)

White suite comprising twin pedestal hand basins, low flush WC and freestanding bath with mixer shower, separate travertine tiled shower cubicle with Cifial shower, travertine tiled floor, part tiled walls, sash window, chrome radiator/towel rail.

SHOWER ROOM

14'8" x 3'10" (4.47m x 1.17m)

White suite comprising low flush WC and hand basin, shower cubicle with rain shower, tiled floor, part tiled walls, chrome radiator/towel rail.

BEDROOM No. 3

23'0" x 15'11" (7.01m x 4.85m)

Fireplace with timber surround, two sash windows, two period style radiators.

BEDROOM No. 4

15'0" x 14'6" (4.57m x 4.42m)

Chesney limestone fireplace with slate inset and hearth, sash window, period style radiator.

STAIRCASE LEADS FROM INNER LANDING TO HALF LANDING

HALF LANDING

Walk-in store.

LANDING

15'4" x 15'0" (4.67m x 4.57m)

Servants bell, two period style radiators.

BEDROOM No. 6

14'11" x 14'0" plus recess (4.55m x 4.27m plus recess)

Fireplace with stone surround and cast grate, walk-in wardrobe, access to loft, window and double glazed rooflight, period style radiator.

BEDROOM No. 7

15'0" x 12'6" plus bay (4.57m x 3.81m plus bay)

Bay window with seat, open fireplace with stone surround and cast grate, door to bedroom No. 5, period style radiator.

BEDROOM No. 5

16'3" x 11'10" plus bay (4.95m x 3.61m plus bay)

Bay window with seat, sash window, open fireplace with stone surround and cast grate, shelving.

EN-SUITE SHOWER ROOM

6'8" plus bay x 6'6" (2.03m plus bay x 1.98m)

White suite comprising low flush WC and hand basin, tiled shower cubicle with Hansgrohe twin head shower, bathroom cabinet with mirrored door, shaver point, travertine tiled floor and walls, bay window with seat, chrome radiator/towel rail.

DRESSING ROOM

11'5" x 4'5" plus wardrobe (3.48m x 1.35m plus wardrobe)

Walk-in wardrobe, period style radiator.

BATHROOM

14'11" x 7'8" (4.55m x 2.34m)

White suite comprising panelled bath with mixer shower, pedestal hand basin and low flush WC, tiled shower cubicle with Hansgrohe Raindance shower powered by Air, travertine tiled floor and walls, box bay window with seat, bathroom cabinet with mirrored door, inset ceiling lighting, chrome radiator/towel rail.

BEDROOM No. 8

14'10" x 9'10" plus recess (4.52m x 3.00m plus recess)

Fireplace with stone surround and cast grate, built-in cupboard, period style radiator.

OUTSIDE

The house is approached over a gravel drive to a large car parking and turning area. Outside WC. Walled courtyard.

Outside tap and lighting. Timber garden store.

NB.

Planning permission has been passed for a triple Garage block (now lapsed).

GARDENS

Landscaped gardens include extensive lawns, flagged terrace, circular ornamental pool, a variety of shrubs including Rhododendrom, Azalea, herbaceous and flower borders.

Orchard, natural wildlife garden and kitchen garden. Hardcore/astroturf base. The gardens are sheltered by a splendid variety of trees including a magnificent Wellingtonia (Giant Red Wood), Cedar, Oak, Beech and Sweet Chestnut.

The house and gardens extend in all to about ... Acres - To be confirmed

SERVICES

Mains water, electricity and drainage are connected to the property.

N.B. Tests have not been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services. The information given should therefore be verified prior to a legal commitment to purchase.

LOCAL AUTHORITY

North Shropshire District Council

Edinburgh House, New Street, Wem, Shropshire, SY4 5DB

Tel - 01939 232771

TENURE

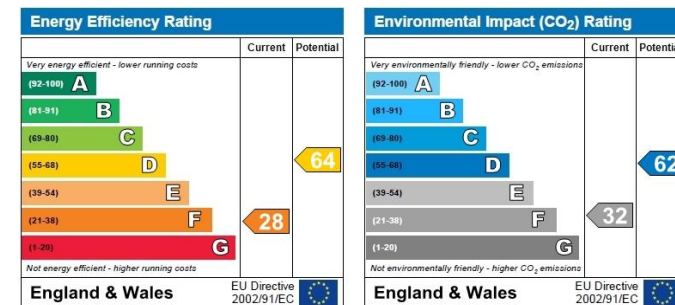
FREEHOLD - With vacant possession upon completion.

VIEWING

By appointment with BAKER, WYNNE & WILSON.

38 Pepper Street, Nantwich. (Tel No: 01270 625214).

R260



Cobscott Hey, TF9 3TJ
 Approx. Gross Internal Area *
 8224 Ft² - 764.02 M²

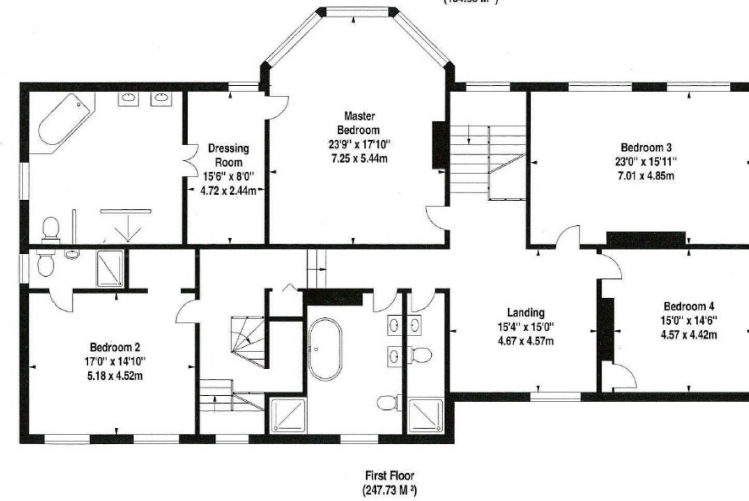
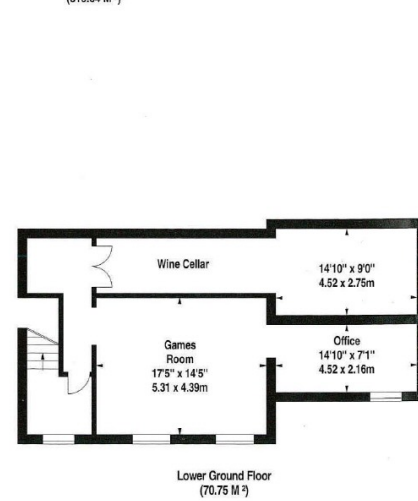
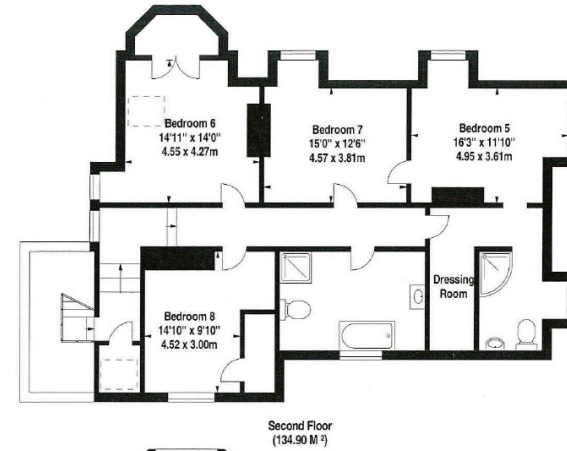
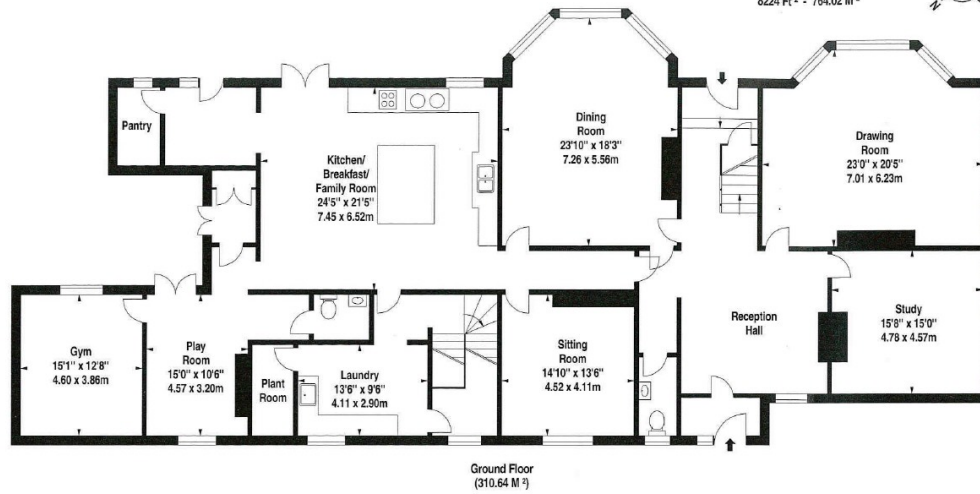


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