



REEDGATE LANE | CROWLEY | £1,800,000



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

# Laurel Farm

## Reedgate Lane, Crowley

*Set in approximately 18 acres of mature and beautifully landscaped grounds and extensive paddocks, Laurel Farm benefits from a rural positioning whilst having a range of superb leisure facilities to suit the modern family. The property is approached via an impressive entrance with wrought iron electric gates and comprises briefly, to the ground floor: stunning mahogany kitchen with hidden wine cellar, sitting room, study, utility room, and two most attractive reception rooms, dining room and lounge. To the first floor: superb Master Suite with dressing area and ensuite featuring infinity-style bath and his and hers marble wash hand basins; there are a further three spacious double bedrooms and family bathroom/wet room. The grounds also feature a timber summer house, converted barn housing comprehensive leisure suite housing heated pool, sauna, snooker room and ancillary accommodation. There is also a separate office and further garaging/storage building.*





#### LOCATION

Crowley is a picturesque hamlet, made up of a small number of stunning period houses, with the Arley Estate still retaining many of the houses and land close by. Although Laurel Farm enjoys a rural and quiet location, it is very close to the towns of Lymm, Knutsford, Altrincham and Northwich. The motorway connections of the M6 and M56 are close by, enabling easy commutes to the larger cities of Manchester, Liverpool and Chester.

#### ENTRANCE HALL

Double mahogany front doors with decorative stained glass above lead into an impressive Entrance Hallway. Decorative part tiled, part wooden inlaid floor, double radiator. Double glazed sash window to front elevation. Feature glass pendant chandelier. Mahogany staircase to first floor. Mahogany part glazed doors through to:-

#### DINING ROOM

19' 9" x 13' 8" max. (6.02m x 4.17m) With tiled floor, 2 double radiators, hole in wall fireplace with brushed chrome and wood mantle and surround. Dual aspect double glazed sash window to front and side elevations. Decorative ceiling rose with feature light fitting, wall mounted light fitting. Service door through to:-

#### UTILITY ROOM

11' 2" x 9' 4" (3.4m x 2.84m) Double glazed sash window to side elevation, double radiator, tiled floor, Belfast sink with chrome extendable mixer tap over, mahogany base and eye level units with integrated fridge and chilled drinks drawers beneath. Granite work

surface and splash back. Curved granite bar with storage beneath, decorative ceiling cornice, ceiling rose and chrome down lighters.

#### LOUNGE

27' 10" x 14' 3" (8.48m x 4.34m) Mahogany double doors from Entrance Hallway into stunning reception room with tiled floor, inlaid rug, suspended mahogany ceiling fitting with chrome down lighters and retractable projector. Decorative ceiling cornice, two double radiators. Feature hole in wall fireplace with marble hearth and living flame gas fire, double glazed sash window to front elevation, with retractable projector screen concealed within the curtain pelmet.

#### REAR HALLWAY

With wooden flooring. Built in mahogany shelving with cupboards beneath.

#### WC

Low level WC with double glazed window to side elevation with built in vanity wash hand basin with Kohler wash bowl and brushed chrome mixer tap over.

#### STUDY

15' 5" x 12' 2" (4.7m x 3.71m) Dual aspect double glazed windows to front and side elevations, decorative ceiling cornice and ceiling rose. Double radiator, built in TV/Stereo unit.



#### SITTING ROOM

20' 11" x 11' 1" max. (6.38m x 3.38m) Two French patio doors onto side patio and overlooking feature pond, double radiator and tiled floor. Built in TV cabinet. Feature glazed and mahogany enclosed display cabinet through to lounge.

#### KITCHEN

34' x 14' 2" max. (10.36m x 4.32m) A most impressive family kitchen fitted with a range of base and eye level mahogany units with granite work surface over incorporating round breakfast bar. 5 ring induction hob with extractor hood over with Miele double electric oven and grill/microwave combination oven beneath. Integrated Miele coffee machine, built in shelving. American fridge freezer, Belfast sink with extendable mixer tap over. Raised curved bank of seating around a pull out dining table with fitted mahogany shelving behind. Velux window and double glazed sash window to side elevation. Two large skylights and tiled floor.

Opening to side utility area.

Door through to under stairs hatch to cellar.

#### CELLAR

13' 3" x 11' 7" (4.04m x 3.53m) With hydraulic hatch down to stone steps and wine cellar.

#### UTILITY AREA

9' 9" x 5' 7" (2.97m x 1.7m) With double sink/drain unit, base level

mahogany units, two double glazed sash windows to rear elevation, internal window to rear porch.

#### REAR STORE ROOM

6' 10" x 5' 5" (2.08m x 1.65m) Space and plumbing for washing machine and tumble dryer, storage cupboards, double glazed sash window to rear elevation, granite work surface, built in storage cupboard.

#### REAR PORCH

13' 10" x 5' 6" (4.22m x 1.68m) Two double glazed sash windows to rear elevation, tiled floor, double radiator, built in mahogany cloaks hanging unit with shoe rack beneath. Door through to:-

Separate downstairs WC: fitted with mahogany vanity wash hand basin with mixer tap over and low level WC. Tiled floor, double glazed sash window to rear elevation, floor standing Eurocal boiler.

#### FIRST FLOOR

Split level landing, double radiator, double glazed sash window to rear elevation. Large built in airing cupboard. Superb galleried landing, mahogany floor.

#### MASTER BEDROOM

17' 11" x 19' 6" max. (5.46m x 5.94m) Superb open plan master bedroom/dressing area with dual aspect sash windows to front and side elevations. Two double radiators, built in headboard with side units and feature opaque glazing to either side. Dressing table with double glazed sash window to side.





Dressing area (12'2" x 4'7") :- Fitted with an extensive range of wooden wardrobes with hanging and drawer space with cupboards above and chrome down lighters.

#### ENSUITE

13' 9" x 11' 2" (4.19m x 3.4m) With tiled floor, sunken infinity Jacuzzi bath with tiled surround and waterfall mixer tap. His/hers marble plate style wash hand basins with built in storage beneath and chrome mixer taps over. Chrome down lighters, walk in shower unit with fully tiled walls, chrome heated towel rail.

Separate WC:- low level WC and double glazed sash window to rear elevation.

#### FAMILY BATHROOM

Built in mahogany vanity unit with stainless steel bowl wash hand basin with mixer taps over, mirrored wall. Separate low level WC, part tiled walls, tiled floor.

Opaque glass screen with door leading through to wet room:- Tiled panelled bath with waterfall mixer taps, double glazed sash window to rear elevation. Shower fitment and chrome heated towel rail, chrome down lighters.

#### BEDROOM 2

11' 4" x 13' 7" (3.45m x 4.14m) Double glazed sash window to front elevation, double radiator, ceiling cornice, chrome down lighters.

#### BEDROOM 3

13' 10" x 13' (4.22m x 3.96m) Fitted with an extensive range of

mahogany hanging and storage space with chrome down lighters. Double glazed sash window to front elevation, double radiator. Wall mounted light fittings.

#### BEDROOM 4

11' 1" x 15' 5" (3.38m x 4.7m) Dual aspect double glazed sash windows to south and rear elevations. Wooden built in raised bed base with headrest. Chrome down lighters, loft access. Built in wardrobes and dressing table unit with chrome down lighters.

#### OUTSIDE

The property is approached via curved, rendered entrance with wrought iron electric gates leading through to extensive gravelled driveway. Laurel Farm sits in superb grounds, extending to approximately 18 acres, including mature landscaped gardens and extensive paddocks. The grounds also feature a timber summer house, converted barn housing leisure suite, natural pond, separate office and further garaging/storage building.

Rendered brick wall with wrought iron gates through to paved rear courtyard, triple garage and feature Koi Carp pond with water feature to side.



#### POOL HOUSE/LEISURE SUITE

##### POOL ROOM

43' 4" x 18' 4" (13.21m x 5.59m) Heated, lined pool, tiled surround, exposed brick walls and wood panelled ceiling, down lighters.

Pump room to rear.

Separate WC, wall mounted wash hand basin, separate shower room. Two changing rooms with tiled floor.

##### REAR STORE ROOM

13' 10" x 18' 8" (4.22m x 5.69m) With tiled floor, boiler, side access door with stairs to first floor.

##### SAUNA

##### CONSERVATORY

20' 7" x 10' 11" (6.27m x 3.33m) With stone floor, radiators, wrought iron spiral staircase to first floor.

##### SNOOKER ROOM

43' 5" x 18' 6" (13.23m x 5.64m) A fantastic space for entertaining, vaulted ceiling, wooden floor, 3 double radiators, double glazed windows to front and rear elevations, exposed brickwork. Breakfast bar/ serving shelf into kitchen.

##### OFFICE

14' 9" x 17' (4.5m x 5.18m) With vaulted ceiling, exposed brick,

radiator, double glazed window to side elevation, stairs to downstairs.

##### KITCHEN

14' 8" x 7' 1" (4.47m x 2.16m) Fitted with a range of base and eye level cream Shaker style units with granite work surfaces over and serving hatch/breakfast bar through to snooker room. 4 ring AEG Halogen Hob and stainless steel extractor hood over and integrated microwave. Vaulted ceiling, tiled floor.

##### BEDROOM

9' 11" x 11' 6" (3.02m x 3.51m) With dual aspect double glazed windows to front and side elevations. Wooden floor, double radiator, vaulted ceiling.

##### SHOWER ROOM

Fitted with a white three piece suite comprising:- pedestal wash hand basin, steam shower and low level WC. Tiled floor and radiator.

##### SECONDARY DRIVEWAY

Wrought iron gate through to secondary rear gravelled driveway.

##### OFFICE

14' x 29' (4.27m x 8.84m) With Velux windows, laminate wooden flooring, three double glazed windows to rear elevation overlooking garden and paddocks.

##### REAR GARAGE

22' 1" x 15' 3" (6.73m x 4.65m) With electric up and over door.





#### HOBBY ROOM

15' x 15' 10" (4.57m x 4.83m) With vaulted ceiling, three Velux windows, double glazed window to side elevation and side access door.

#### VEGETABLE GARDEN

With glass greenhouse.

#### VIEWING ARRANGEMENTS

Strictly by appointment with the agents Fine and Country Knutsford Office. E-mail: [knutsford@fineandcountry.com](mailto:knutsford@fineandcountry.com) Telephone: 01565 621 624

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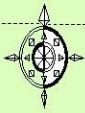












Area : 8.712 acres (3.525 ha)

Area : 9.863 acres (3.992 ha)

**TOTAL AREA 18.575 ACRES 7.517ha**



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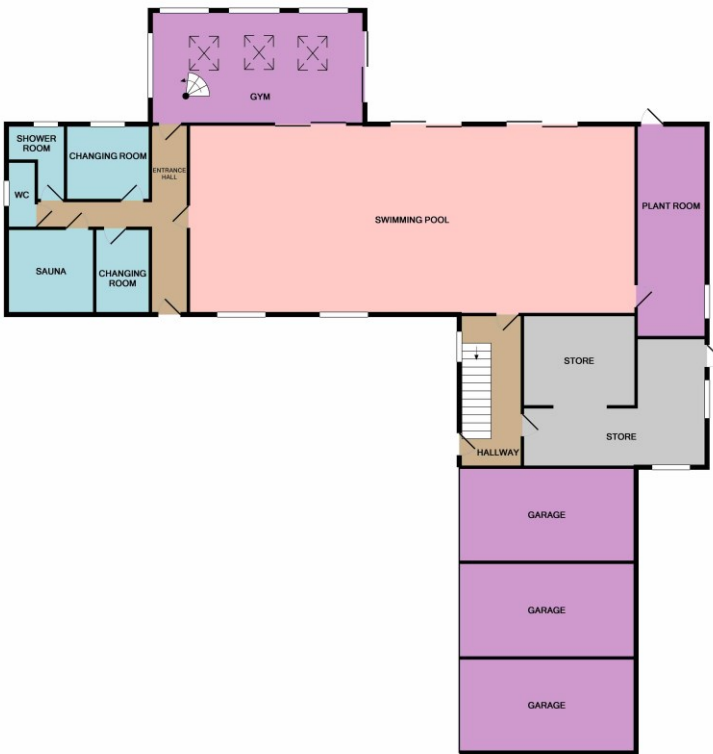


GROUND FLOOR  
APPROX. FLOOR  
AREA 1972 SQ.FT.  
(183.2 SQ.M.)

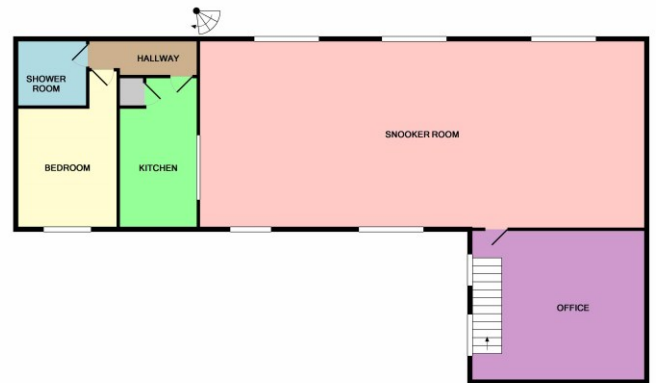


1ST FLOOR  
APPROX. FLOOR  
AREA 1229 SQ.FT.  
(114.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 3202 SQ.FT. (297.4 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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GROUND FLOOR  
APPROX. FLOOR  
AREA 2200 SQ.FT.  
(213.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1335 SQ.FT.  
(127.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 3535 SQ.FT. (328.4 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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