



ROSE FARM | MANLEY LANE | MANLEY | FRODSHAM | WA6 9HN



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

# Rose Farm, Manley Lane

Manley, Frodsham, WA6 9HN

**Set in 7.147 acres of landscaped gardens and paddocks and enjoying magnificent views principally to the west an outstanding and exceptional contemporary newly stone built residence providing excellent family accommodation with a wealth of internal features and completed to a particularly high quality specification.**





## INTRODUCTION

Rose Farm is situated in one of the most sought after residential locations in Cheshire particularly convenient for daily travel to Chester, Northwich, Liverpool and Manchester and with good access to the motorway networks via the M56 which leads to both Manchester and Liverpool airports. Intercity train travel is available at Crewe, Chester and Runcorn. The property is located in an area of natural beauty and within a short distance of Delamere Forest and the Sandstone Trail. There are a wealth of public houses in the area in particular The Goshawk Public House in neighbouring Mouldsworth village where there is also a railway station with service to Chester and Manchester. Local schooling is readily at hand in both the state and private sectors. Leisure facilities close in hand include numerous golf courses, in particular Tarporley, Frodsham and the Chester area.

The property construction, of which was completed in December 2016, was architect designed and project managed by a local renowned Architect and was exquisitely completed to an exacting specification. Briefly providing the following accommodation Entrance and reception halls, cloakroom, 25ft drawing room with wood burning stove, dining room, family room, snug, office, 21ft kitchen/breakfast/family room, fully fitted utility room, ground floor bedroom 5 with en-suite bathroom, principal bedroom with balcony, dressing room and en-suite,

3 further bedrooms, 2 with en-suite shower rooms and family bathroom. Externally there is a double garage incorporating workshop to the rear, delightful landscaped grounds and wide expanses of patio and terracing with security gated access together with paddock land extending to 7.147 acres.

Internally the property has a wealth of features in particular the drawing room, kitchen and principal bedroom suite. In addition to incorporating natural hardwood sealed unit double glazing, extensive marble flooring on the ground floor, bespoke bedroom furniture and ground source heating system, which provides underfloor heating on both the ground and first floors.

In the agents opinion this is one of the most outstanding residences in this most sought after area to recently enter the market.

The accommodation comprises:-

## ENTRANCE HALL

With double oak French doors. Matwell and double glass and oak doors lead to the:-



## DRAWING ROOM

### RECEPTION HALL

With inner hall ways leading to either side and overlooked by feature galleried landing. Understairs store. Solid oak staircase off with wrought iron balustrading. Ceiling to full height.

### CLOAKS CUPBOARD

Housing the meters.

### CLOAKROOM

Half tiled with Italian marble. Zebrano vanity unit. Closed closet WC. Chrome heated towel rail/radiator.

### DRAWING ROOM

With an outlook over the grounds, garden and paddocks enjoying a sunny aspect. Engineered oak boarded floor. Recessed ceiling lighting. Recessed wood burning stove on raised tiled hearth in arched sandstone full height fireplace. Double glazed patio doors with full height windows to either side. Extensive wall lighting.

### KITCHEN/BREAKFAST/FAMILY ROOM

Fitted to an extremely high specification with an extensive range of bespoke Kitchen furniture by Holmwood, hand painted in Ash Grey and providing base drawer, wall, pan and pantry cupboard and island unit cupboards all with granite tops and incorporating a range of Siemens appliances including American style fridge freezer, dishwasher and cooking range provides built in double and steam ovens and microwave and 5 hotplate

ceramic induction hob with extractor above. One and half bowl Franke stainless steel sink unit with Franke swan neck mixer tap. Island unit provides an additional Franke sink and taps and Quooker instant hot water boiling tap. Waste disposal bins. Wine rack and breakfast bar. Italian negro marble tiled floor.



The kitchen area which is a most superb feature of the property leads to the breakfast/family room area which has four remote controlled velux roof lights and double French doors to front patio area and bi-folding doors to rear patio area. Exposed purlins and extensive spot and wall lighting.



#### DINING ROOM

Double opaque glazed doors from the inner hall. Bi-folding patio doors. Extensive wall and recessed ceiling lighting.

#### FAMILY ROOM

Double opaque glazed doors from the inner hall. Bi-folding patio doors. Extensive wall and ceiling lighting. Wall mounted T.V. point.

#### SNUG

Outlook to west over open countryside and entrance to the property – could be utilised as play room.

#### OFFICE

Extensive multi-media internet and sound system connections in addition to desk level sockets.

#### BOILER ROOM

Housing the twin heat source boilers and two Sentinel X100 Inhibitor lagged tanks. Two Ground Source Heat Pumps.

#### UTILITY ROOM

Providing extensive additional 'Stone Grey' base drawer and wall units incorporating integrated appliances including Caple washer, 'Bosch' refrigerator/freezer. Fitted drawer unit. Granite tops. Franke stainless steel sink unit with swan neck mixer tap. Stainless steel tubular towel rail/radiator. Marble tiled floor.

#### GROUND FLOOR BEDROOM 5

With bespoke bedroom furniture providing double fitted wardrobe with fitted shelving in a 'Mussel' finish.

#### EN-SUITE BATHROOM

White suite comprising panelled bath. Mira shower mixer and shower screen. Vanity unit with granite toiletry shelving with cupboards beneath. Closed closet low level WC with granite shelving to either side. Mirrored toiletry cabinet to one side and stainless steel tubular towel rail/radiator. Fully tiled travertine tiled floor and crema marble walls. Shaver point.



## FAMILY ROOM

### FIRST FLOOR

#### GALLERIED LANDING

Easy tread solid oak staircase to half landing and galleried landing with an outlook to reception hall. Linen/storage cupboard.

#### MASTER BEDROOM SUITE

Approached from a vestibule area.

Bedroom with exposed purlins, gothic style picture window enjoying the outlook. Double doors to Balcony with wrought iron surround. Framed opening leads to the:-

#### DRESSING ROOM

With four bespoke Volante fitted wardrobes and shelving and drawers, with mirrored sliding doors and 'L' shaped dressing table unit with extensive fitted drawers. Additional double wardrobe with oak and opaque glazed double doors. All in a 'Mussel' finish.



#### EN-SUITE

Approached from vestibule. Spa bath with mixer tap. Corner shower cubicle with thermostatically controlled shower fitting with overhead and side jets and glazed shower screen. Twin coloured glazed toiletry bowls with mixer tap on marble toiletry shelving with cupboards beneath and matching drawer and shelf unit to one side. Fitted twin mirrored toiletry cabinets. Chrome tubular towel rail/radiator. Extractor fan. Fully limestone tiled walls and floor. Two shaver points. Enclosed low level W.C





## MASTER BEDROOM

### BEDROOM TWO

With framed opening to:

### DRESSING ROOM

With double fitted wardrobe with opaque glazed doors and doorway to:-

### EN-SUITE SHOWER ROOM

With shower cubicle with large shower head, thermostatically controlled and shower screen. Twin bowl vanity unit with cupboards beneath and granite toiletry shelving. Low level W.C. Fitted mirrored toiletry cabinet. Fully limestone tiled. Shaver point. Chrome tubular style towel rail/radiator.



### BEDROOM THREE

Double and single fitted wardrobe in 'Mussel' finish with 5 drawer cabinet to one side.

### EN-SUITE SHOWER

With walk-in shower cubicle with shower head, thermostatically controlled and shower screen. Vanity unit with cupboards beneath and granite toiletry shelving. Low level W.C. Fitted mirrored toiletry cabinet with inset lighting. Fully limestone tiled. Shaver point. Chrome tubular style towel rail/radiator.

### BEDROOM FOUR

Full width range of fitted bedroom furniture. Two double wardrobes, full height additional double wardrobe with drawers beneath.





## MASTER BEDROOM EN-SUITE

### FAMILY BATHROOM

Panelled bath with mixer tap and shower screen. Low level W.C. Vanity unit with marble toiletry shelving and cupboards and shelves beneath. Fully tiled. Chrome tubular towel rail/radiator. Shaver point.

### EXTERIOR

The property is approached from Manley Lane over a tegula block paved sloping driveway flanked by stone pillars and walling incorporating post box and leading through ornamental security accessed wrought iron gates to extensive gravelled parking area with turning space which leads to the:-

### DOUBLE GARAGE

25' 8" x 19' 10" (7.82m x 6.05m) With two remote controlled roller doors with boarded loft storage space, electric light and power, numerous sockets internally and side personal door. Incorporating Workshop area to the rear. External electric socket.

### INTEGRAL STORE

There is an integral store in the main residence which is external accessed and houses the meters and stop taps.

### GARDENS AND GROUNDS

Brick tegula blocked paving surround to the garage and from the garage the extensive Indian stone paved patio and terraced area leads to the front of the property with small lawned area flanked by alpine and herbaceous block set border to both sides of the gravelled driveway. Lean-to bin store. There are two outside cold water taps and two external electric sockets. Flagged areas lead to the rear of the property where there is similar full width patio area and steps lead from this to the rear elevated lawn area with herbaceous rockery border and to the rear of the lawned area there are a number of recently planted specimen trees. The grounds and gardens when matured will provide a delightful setting for the property. There is external patio lighting and security lights as well as lights either side of the entrance doors.

### LAND

The total area of the ownership is 7.147 acres as edged Red on the enclosed plan and is principally divided into the grounds and gardens and two paddocks with internal post and rail fencing. The land is principally situated to the north and west of the property with separate gated entrance off Manley Lane to the paddocks.

The land is suitable for grazing a small number of livestock or equestrian use.





Planning permission for stables (water and electrics already installed).

#### SERVICES

Independent water treatment plant and mains electricity connected.

Outside cold water taps and connections together with external lighting and power points.

LED lighting throughout the residence, CSS security system including burglar alarm. The garage is separately alarmed.

Conder Clereflow private drainage system.

#### GROUND SOURCE CENTRAL HEATING AND HOT WATER SYSTEM

The Heating System is an outstanding Stiebel Eltron twin heat pump WPF 20 Set 5/n ground source system applying underfloor heating to both ground and first floor, direct hot water and a secondary system for hot towel rails, for the whole house. All administration has been passed and certified and is eligible for the Renewable Heat Incentive from the Government (RHI).

The current quarterly payments back to the vendor has self-financed heating and hot water in its entirety for the property. This incentive payment will be passable onto the purchaser upon completion.

#### MULTIMEDIA SYSTEM

The fully integrated multimedia system by Singlepoint Networks has been installed in all living and bedrooms (including Master Bathroom) with CAT 8 cabling. The system allows fully interchangeable AV outlets from one single faceplate. The CAT 8 multimedia infrastructure can carry; TV, Video, Satellite, Audio, CCTV, RF, DAB, Voice, Infrared, Computer Data, Fax, S-Video, USB and FireWire from each outlet.

#### GUARANTEE

The property has the benefit of a 10 year building insurance certificate/guarantee from the completion of the construction date 6<sup>th</sup> December 2016.

#### VIEWING

By appointment with the Agents' Tarporley office.

#### TENURE

We understand the tenure to be freehold.



## ROUTE

From our office in the centre of Tarporley leave the village in the direction of Chester and at the roundabout take the second exit. Proceed along for a few miles passing through the villages of Duddon and the right hand turn into Tarvin. Upon reaching the roundabout take the second exit and proceed along until reaching a left hand turn signposted Ashton Hayes and Mouldsworth. Proceed along and shortly after the left hand bend by the Golden Lion pub continue straight along through Ashton village passing the landmark of the Parish Church on the left hand side. Continue along and up the road leaving Ashton and entering into Mouldsworth. Having passed the Goshawk public house on the left hand side and the railway station on the right hand side take a left turn into Smithy Lane and then a right immediately onto Chapel Lane which leads into Manley Lane the property will be located on the right hand side after approximately 1 mile.

**Rose Farm, Manley Lane, Manley, Frodsham**

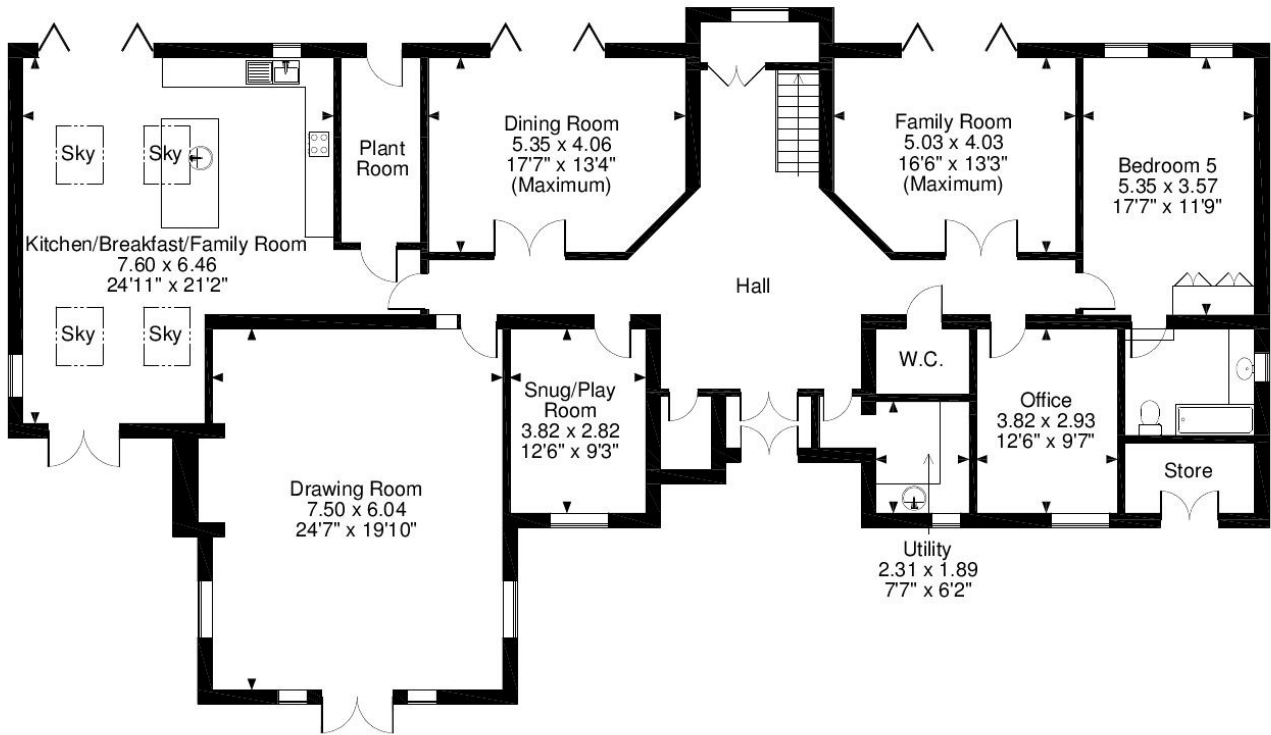
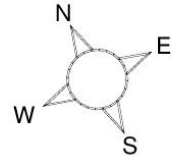
**Approximate Gross Internal Area**

**Main House = 4516 Sq Ft/419 Sq M**

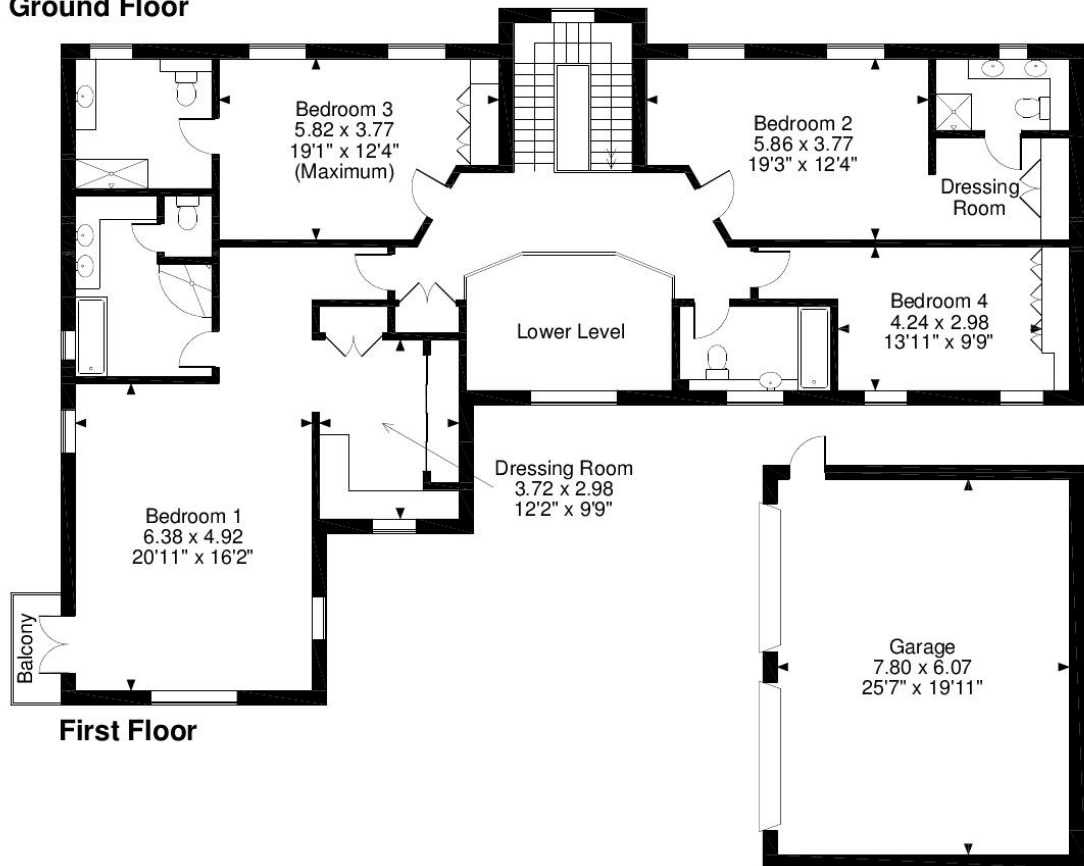
**Garage = 510 Sq Ft/47 Sq M**

**Store = 42 Sq Ft/4 Sq M**

**Total = 5068 Sq Ft/470 Sq M**



**Ground Floor**



**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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