



# Manor Farm

Nr Nantwich  Cheshire



## Manor Farm

Blakenhall, Nr Nantwich,  
Cheshire CW5 7NR



An impressive country residence finished to an exacting specification together with cottage, superb leisure complex and pastureland



## Accommodation in brief

### Manor Farm

- Reception Hall; Drawing Room; Dining Room; Library; Cloakroom; Clive Christian fitted Kitchen/Breakfast Room; Utility Room; Plant Room; Family Room.
- Master Suite comprising: Double Bedroom, Dressing Room with extensive wardrobes and en-suite Bathroom; 4 Further Double Bedroom Suites with Bath/Shower Rooms.
- Leisure wing comprising: Sitting Room; Spa with jacuzzi, wet room, steam room and sauna; Gym; L-shaped Snooker Room with open plan Bar and Lounge; Cinema; 2 W.Cs.

### The Cottage

- Entrance Hall; Kitchen/Breakfast Room; Sitting Room; Utility.
- 3 Double Bedrooms; 3 Bath/Shower Rooms (2 en-suite).

### Outside

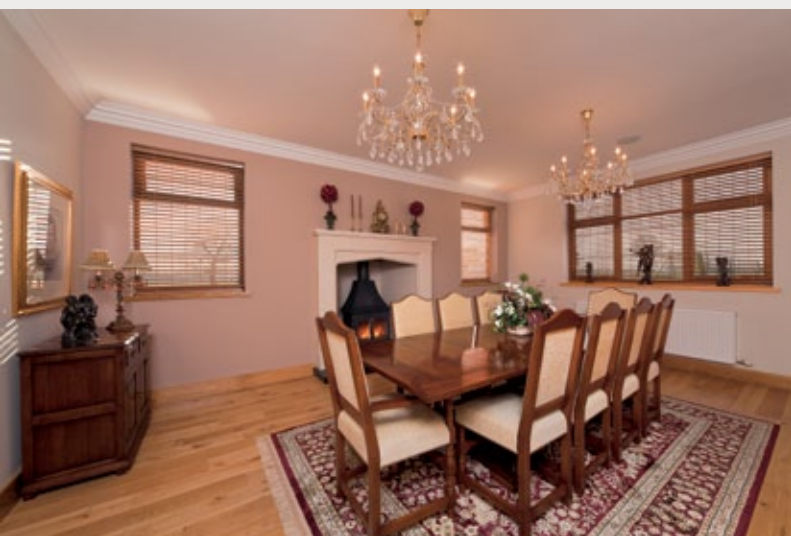
- Indoor Swimming Pool with Changing Rooms; Astroturf Tennis Court; Garaging; Extensive parking.
- Terraces and floral borders; Pasture and parkland to approximately 28 acres (11.34 ha) (shaded pink).
- An additional 90 acres (36.45 ha) of pastureland is available by separate negotiation (shaded green).



## Description

Manor Farm is situated in a tranquil position in rural Cheshire some six miles to the south of the historic market town of Nantwich. Occupying a slightly elevated position overlooking the surrounding countryside, Manor Farm is approached via a long private drive and is centrally situated within its land comprising grassland together with ponds and amenity woodland. Originally a working farm, the property has been transformed in recent years by the present owners and now supports an exceptional principal residence with cottage and comprehensive leisure facilities arranged around an attractive courtyard.

The property is constructed of brick incorporating half timbered gables under a tiled roof with the benefit of oil fired central heating. The main house provides spacious and adaptable family accommodation arranged over two floors with the traditional buildings incorporating the leisure complex and cottage. The interior has been appointed to a high specification with extensive use of granite, travertine and sandstone tiles, some oak floors, doors and architraves, Clive Christian fitted kitchen, and Villeroy and Boch, Duravit and Darrel bathroom fittings. The property is wired with an intelligent C-Bus lighting system with touch screen controls which interfaces with the sound system and satellite television.





An impressive full height reception hall with turned staircase serves three formal reception rooms with high coved ceilings and the drawing and dining rooms having decorative carved fireplaces housing multi-fuel stoves and interconnecting double doors. Beyond is the kitchen/breakfast room which is a particularly impressive room conducive to modern day family living and served with under floor heating and an air conditioning system.

At the working end of the kitchen is a range of hand painted wall and floor units incorporating cupboards, drawers and glass cabinets beneath black polished granite work surfaces. There is a four oven oil fired Aga in a tiled recess with extractor hood and Belfast style sink with twin oak drainer and mixer along with an integrated Miele fridge and dishwasher.

A central island unit with burr oak decorative trim and single cut polished granite work surface incorporates cupboards and drawers along with integral Miele microwave and cooker, Gaggenau

steamer with griddle and four ring induction hob unit with lifting extractor fan.

There are two fitted oak dressers incorporating larder units, cupboards and drawers, one with a Miele coffee maker the other accommodating a large sub-zero fridge and freezer. A second island unit of similar style, except with oak work surface, incorporates cupboards and drawers and two Liebherr wine coolers and there is a further oak dresser with cupboards and space for a wall mounted television. At the far end of the room is space for a dining table and chairs and there are two sets of French doors to outside.

The remainder of the ground floor comprises a family room with vaulted ceiling and multi-fuel burner, cloakroom, plant room and utility with fitted wardrobes, plumbing for washing machine and tumble dryer and access to the boiler room housing a Mistral oil fired boiler and Tribune pressurized cylinder tank, both of which serve solely the main house.







The accommodation at first floor level is as comprehensive with five double bedroom suites each with a different style and design of en-suite bath or shower room. All incorporate high quality sanitary ware, the master bedroom being particularly impressive with extensive wardrobe space and large en-suite bathroom, served with under floor heating and air conditioning and having Villeroy and Boch wall and floor tiles, integrated television and large wet room with 'rain forest' shower.

## The Leisure Wing

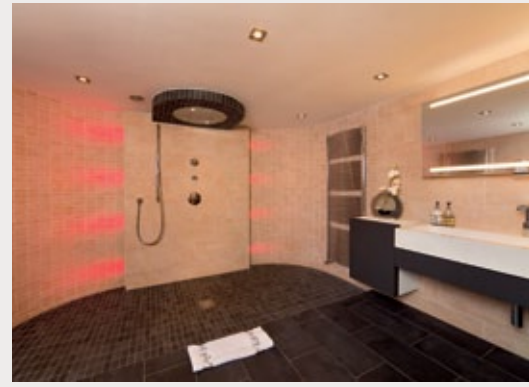
The leisure complex is attached to the rear of the house and accessed either independently or through the family room. A sitting/playroom opens to the spa which incorporates a jacuzzi with Tuco spa bath, wet room with 'rain forest' shower and seating area with steam room and sauna off. Beyond is the gym with a comprehensive range of equipment.

The first floor is a magnificent entertaining space with open plan L-shaped snooker room with bar and lounge area, all of which have full height vaulted ceilings and numerous exposed king post trusses. The bar has been superbly fitted with oak cupboards and polished granite work surfaces, Gorenje wine coolers, integrated Bosch dishwasher, stainless steel sink unit and fitted oak wine racks with display shelving. Double doors from the billiard room open to the cinema which includes an Epson projector with wide screen, surround sound system and several specially designed armchairs. To service the leisure wing there are twin W.C.s and a Mistral oil fired boiler.









Across the courtyard is a detached brick and tiled building housing an indoor heated swimming pool (48' x 19' approx) with central mosaic, several under water lights and non slip tile surround. Inset into the ceiling and walls are numerous LED and spotlights and there are two sets of glazed sliding doors which open to the garden. Accessed from the main pool room are two changing rooms, a sun bed room and plant room accommodating a Mistral oil fired boiler, Heatstar pump and filtration unit.



## The Cottage

The Cottage is located at the end of the buildings and is attached to the leisure wing. It is a completely self-contained wing served by an independent Mistral oil fired boiler and has been appointed to a very high standard in keeping with the main house.

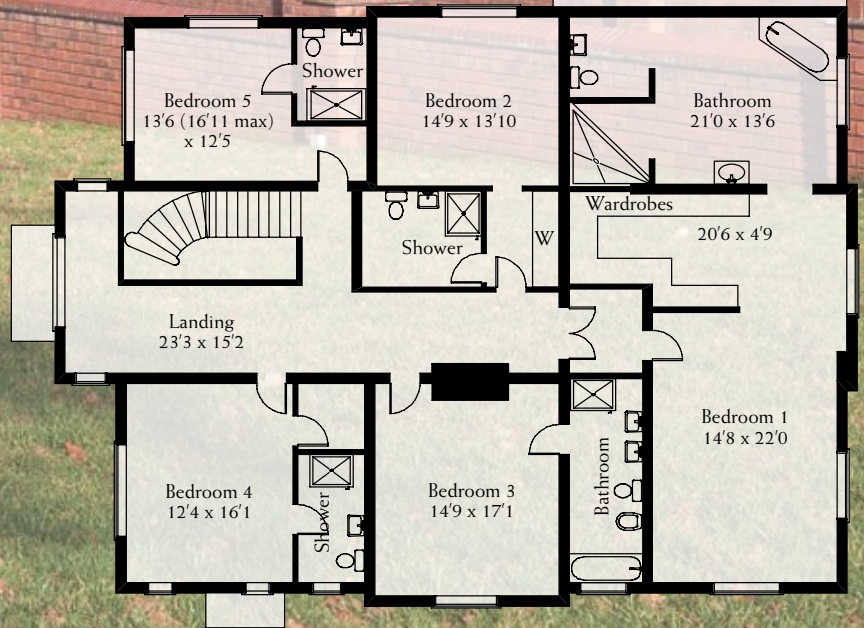
From a spacious reception hall there is a sitting room with electric fire and double French doors to the garden. Also accessed off the hall is a utility with under stairs store cupboard and double doors to the kitchen/breakfast room. The units, which have been fitted to a high standard, incorporate a range of wall and floor cupboards beneath granite work surfaces, integral Bosch appliances to include dishwasher, fridge freezer, microwave and oven along with a four ring hob unit beneath an extractor hood. There is a fitted dresser with cupboards and drawers and French doors to outside.

At first floor level there are three double bedrooms with fitted wardrobes, a family bathroom and two en-suite shower rooms all of which incorporate Villeroy and Boch fittings.





Ground Floor



First Floor

## Location

The nearby market town of Nantwich offers a comprehensive range of services for every day needs including shops, restaurants, churches and supermarket together with a wide choice of both private and state schooling locally. On the recreational front there are several golf courses nearby and for the racing enthusiast there are courses at Chester, Bangor-on-Dee, Uttoxeter and Wolverhampton.

## Communications

Despite its rural setting Manor Farm does benefit from excellent road communications being within 6 miles of the M6 motorway junction 16 permitting daily travel to Manchester, The Potteries and Birmingham. Manchester and Birmingham airports are within an hour's drive and travel to London is available via Crewe Station which is 6 miles distant offering a 1 hour 45 minute rail service to Euston.

- Nantwich 6 miles
- Crewe Station 6 miles
- M6 Junction 16 6 miles
- Chester 28 miles
- Manchester 40 miles
- Birmingham 50 miles  
(distances approximate)

## Outside

Manor Farm is approached through a splayed entrance with brick pillars supporting electrically operated wrought iron gates and over a metalled drive flanked by low brick walls with lighting leading to a wide pavier sett courtyard on the west front. The courtyard is formed by the farmhouse and leisure wing with the pool room and garage block opposite and incorporates raised circular brick borders with fountains, forming 2 turning circles.

The garage block (20'11 x 30'11) has double electric up and over doors and is served with light, water and power. To the side is an all weather AstroTurf tennis court.



To the south and east of the house is an Indian stone flagged patio with herbaceous borders and from which there are lovely views over the rolling countryside. The remainder of the land is predominantly laid to grass and surrounded by post and rail fencing. There are several mature oak trees and two copses with ponds. For the equestrian enthusiast the land would appear suitable for sub-division into paddocks.

Available by separate negotiation is an additional 90 acres, or thereabouts, which is presently rough grazing and surrounded by mature hedgerows with several access points onto the lane. This land offers opportunities to create a cross country course if required in conjunction with grazing for horses and livestock.

## Directions

To reach the property from the centre of Nantwich travel south on the A51 for approximately 2½ miles. At The Boar's Head in Walgherton turn left signposted Wybunbury. In Wybunbury village turn right onto Wrinehill Road and proceed for approximately 2 miles and the splayed entrance for Manor Farm will be seen on the right hand side.

## Property Information

**Address:** Manor Farm, Blakenhall, Nr Nantwich, Cheshire CW5 7NR

**Services:** Mains water and electricity. Oil fired central heating. Private tank drainage (Klargester sewage treatment plant). CCTV. Broadband connection available.

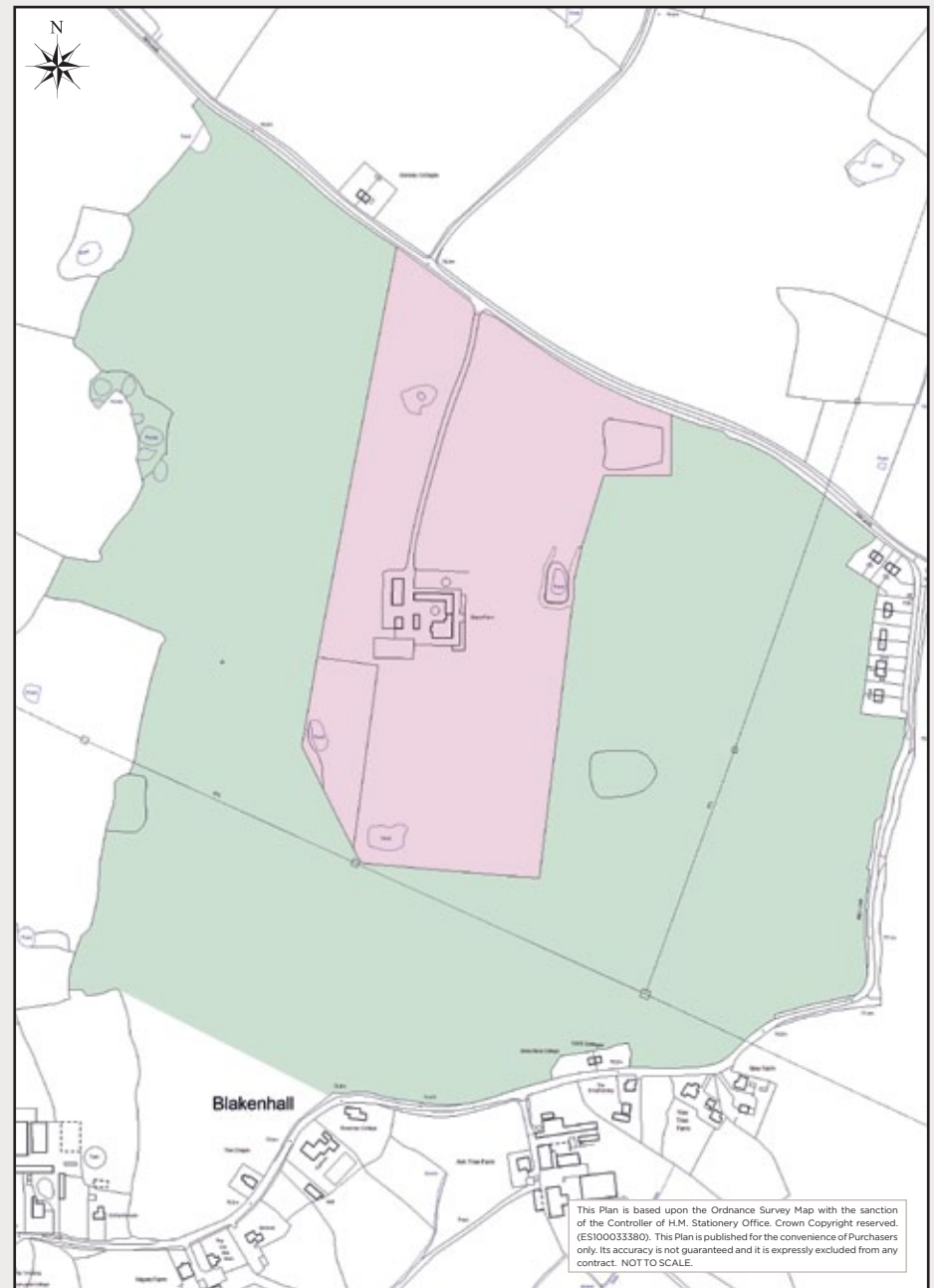
**Local Authority:** Cheshire East Council. Tel: 01270 537 777.

Tax Band E - £1756.56 payable 2010/11.

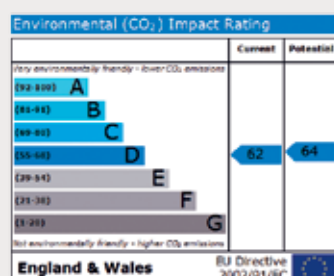
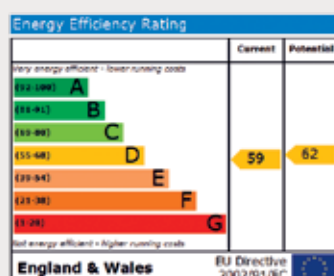
**Viewing:** Only by appointment with Jackson-Stops & Staff Chester office.

## Important Notice

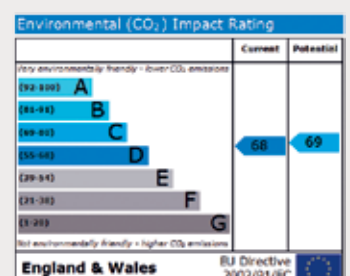
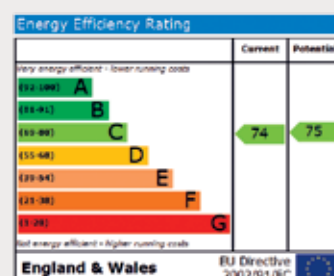
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### Manor Farm



### Manor Farm Cottage





Viewing and further details from sole agents:



25 Nicholas Street, Chester  
CH1 2NZ

**Tel: 01244 328361**

Fax: 01244 310351

[chester@jackson-stops.co.uk](mailto:chester@jackson-stops.co.uk)

[www.jackson-stops.co.uk](http://www.jackson-stops.co.uk)