



# Jinks Aston

# FOR SALE





## **Manor Farmhouse London Road, Walgherton, CW5 7LA**

**£550,000**

A substantial sized 4 double bedroom, 4 bathroom semi detached farm house. Set in the semi rural location of Walgherton, located on the A51, set within easy reach of main road links to Nantwich, Stafford and within catchment of quality schooling of Wybunbury and Bridgemere. Benefiting from oil fired CH, PVC DG. Private drive, vestibule, through reception hall, two large reception rooms with fireplaces, G/F shower room, farmhouse kitchen with integrated double oven, hob and extractor hood, utility room, adjoining PVC DG conservatory, cellar, 4 generous double bedrooms, master and bedroom 2 with adjoining en-suites, family bathroom. lawn grounds and gardens, driveway for several vehicles, detached brick built double garage with workshop

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### The accommodation

The property is approached having a sweeping L shaped drive, giving access to ample off road parking and detached double garage. Stone set footpath with brick wall leading to the main front door and vestibule. Front door being an arched oak panelled main entrance door which gives access into the enclosed vestibule.

Vestibule 5'6" x 4'5"

Cloak hook hanging facilities. Red quarry tiled finished floor. Good decorative order. This gives access to the original half glazed pine panelled wide period door, giving access into the main reception hall.

### Reception hall

17'9" x 7'10"

(including staircase) Generous width main reception hall, retaining the original black and red quarry tiled chequered flooring. Good decorative order. Pine finished balustrade handrail and staircase, co-ordinating with the pine dado rail surround and skirting board. Smoke detector. Five pine panelled cottage style doors with latch handle and brass knobs fittings give access to accommodation, one door giving access to the cellar. Radiator with thermostat.

### Ground floor shower room

9'2" x 7'4"

Excellent proportioned shower room, located off the main reception hall. Having a modern white contemporary three piece suite, finished with modern chrome trim fittings, comprising of low level W.C, large circular pedestal wash hand basin and corner set modern double shower cubicle with curved glass entrance door, housing a Gainsborough electric shower. Walls being fully tiled with a high polished large grey marble tile. Extractor fan. Floor finished with blue pearl granite tiled floor. Wall mounted tall chrome finished towel rail combined radiator.

### Lounge

17'7" x 17'4"

(Into recess). Excellent proportioned room. The main feature of the room being an exposed feature brick fireplace and chimney breast, having a brick arch feature surround to the open fireplace, set upon a raised quarry tiled hearth. Beautiful pine exposed main beams to the ceiling, having been varnished. Picture rails and dado rail surrounds. Deep pine wood finished skirting board, which co-ordinate with the deep pine sills and architraves surrounding the windows. Radiator with thermostat control. Wall light points, T.V aerial lead and point. Large PVC double glazed window. Second PVC double glazed window looks into the adjoining conservatory.

### Family dining room

18'x 13'

Having solid oak finished flooring. The main feature of the room being a beautiful original slate period fire surround with feature hand painted stag, deer and castle picture scene. Ceramic tiled inset and hearth with raised quarry tile hearth surround. At present electric fire inset into the fireplace, but still retains the open fireplace behind. Two large PVC double glazed windows. Telephone points. Radiator with thermostat control. Exposed varnished pine main beams to the ceiling, which co-ordinates with the pine skirting boards window architraves and pine picture rail surround.

### Farm house kitchen

18'4" x 16'10"

Excellent size. Having an extensive range of modern oak panelled door units, finished with pewter trim handle fittings, providing ample storage. Integrated AEG Electrolux double oven. Solid polished blue pearl granite work surfaces, having a Belling halogen conductor ceramic hob with brush stainless steel Belling extractor hood and light canopy above. Large single stainless steel sink and drainer with mixer tap. Space and plumbing for washing machine. Walls being partially tiled, finished in a large natural stone mosaic tile. Further granite work surface, incorporating a breakfast bar top. Exposed large pine main beams to the ceiling with inset down halogen spot lighting. Red quarry tile finished floor. Large PVC double glazed window. Cupboard housing electric meter and main fuse switches. Panelled door with leaded glazed panel, gives access into the side entrance vestibule. Telephone point. Large double panelled radiator. Pine wooden door with latch fittings, give access into the utility room.

Side Vestibule 7' x 4' 10" This gives access from the kitchen to the side garden area.

### Utility room

12'10" x 9'6"

Having a range of white high gloss base units. Slate effect roll edge work surfaces, having a single stainless steel sink and drainer inset with mixer tap. Sufficient space for further white good appliances, fridge and freezer appliance. Blue quarry tiled finished floor. Floor standing oil central heating boiler, which is regularly serviced. Loft access with fitted loft ladders, being boarded. Large PVC double glazed window. Half double glazed PVC panelled door, gives access to the adjoining conservatory.

Conservatory 11' 4" x 13' 1"

Being a white PVC double glazed Victorian style framed surround with pearl opaque apex finished roof. Locking top opening lights. Power points, T.V aerial lead. One wall finished with oak panelling. PVC double glazed french doors open to the external the rear of the property.





### Cellar

17' x 12'4"

An excellent proportioned well maintained cellar, ceiling height being 6' 7", having been well insulated to the ceiling. Two fitted strip lights. Power points. Floor having been re-laid with block paviour. Having six brick arched recesses set into the surrounding walls, which we believe may have been used for the making and storage of cheese, but would make ideal wine storage areas. PVC double glazed window. Ventilation duct. Water outlet drain to the floor if needed.

### Landing

16'10" x 3'10"

(To widest points). Pine finished dado rail surround, which co-ordinates with the deep pine skirting boards and deep door architraves, finished with pine doors with latch door fittings, giving access off to all rooms. Smoke detector. PVC double glazed window.

### Bedroom 1

18'3" x 16'9"

(L shaped to widest points, excluding wardrobes).

A stunning master bedroom. The main feature of the room being a beautiful exposed and treated pine apex roof trusses and support beams to the vaulted roof. Three double radiators with thermostats. Telephone point. Wires in place for potential of surround sound. Cottage style wood panelled wardrobe doors with wrought iron latch fittings, giving access to one large double and one single wardrobe with fitted shelving and rail enclosed. Further double opening shelved wardrobe unit set to the side. Two pine panelled doors, one giving access to the en-suite, a second to a built-in slatted shelved walk-in airing cupboard with built-in chrome towel rail combined radiator and internal light. Two PVC double glazed windows.

### En-suite

7'3" x 6'3"

Modern white contemporary three piece suite, finished with chrome trim fittings, comprising of low level W.C, large circular pedestal wash hand basin and corner set fully tiled shower cubicle, housing a chrome finished shower fitting. Walls being fully tiled, finished in a polished marble tile. Slate effect laminate finished flooring. Wall mounted chrome finished towel rail combined radiator. Inset down halogen spot light and extractor fan. Velux double glazed opening skylight window.

### Bedroom 2

17'8" x 13'

Excellent proportioned second bedroom. PVC double glazed window. Radiator. T.V aerial point. Door giving access into the adjoining en-suite shower room.

En-suite Shower Room 6'6" x 6'0"

Modern white contemporary three piece suite with chrome trim fittings, comprising of low level W.C, pedestal wash hand basin, corner set fully tiled shower cubicle with curved shower screen door, walls being fully tiled in a polished marble tile, slate tile effect laminate finished flooring, wall mounted chrome towel combined radiator, inset down lighting to the ceiling and extractor fan, PVC double glazed window.

### Bedroom 3

13' x 11'

(Measurements including door area)

Generous third double bedroom having ample space for bedroom furniture, radiator, PVC double glazed window.

### Bedroom 4

13'10" x 8'8"

(Measurements exclude wardrobe)

Generous fourth double bedroom. Ample space for bedroom furniture. Pine finished deep skirting board surround which co-ordinates with the pine latch door giving access to the walk in wardrobe facility With built in shelving, hanging hooks and built in light, radiator and large PVC double glazed window.

### Bathroom

9'1" x 6'4"

Modern white four piece suite comprising of: low level W.C, circular wash hand basin, bath, corner set shower cubicle with chrome rain design shower head fitting, double opening curved shower entrance doors, walls being fully tiled in a polished marble tile, slate tile effect laminate finished flooring, wall mounted chrome radiator combined towel rail, PVC double glazed window. Extractor fan.

### Externally

The property has large lawned gardens to the front, side and rear. Lawned embankment to the side of the drive entrance, drive providing ample off road parking, detached double garage measuring 22'10" x 22'0" with power and lighting and approach light, further space set to the side of the garage holding potential for car port, the garage has doors which have not been fitted. To the left hand side of the property we have a substantial brick built detached workshop measuring 17'9" x 9'6" with power and light supply. Set to the rear of the conservatory we have a stone set patio and garden area with an original well with high brick wall surround and steel mesh cover, flagged footpath ascending down the left hand side of the property, brick walled boundary and second stone set footpath giving access to a further lawned area set to the right hand side of the property leading to the farmhouse kitchen entrance.





Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
	<b>84</b>
	<b>41</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
	<b>75</b>
	<b>35</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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