



Bank View
Wettenhall, Cheshire.





Bank View,

Long Lane, Wettenhall,
Cheshire, CW7 4DN.

A superbly presented Country House in a glorious rural setting, with superb equestrian facilities, gardens, stocked pond & approx 6.1 acres.

- Wonderfully situated both within own plot and the surrounding open countryside.
- GF: Kitchen, Dining Room, Living Room, Garden Room, Porch, Cloakroom, Utility, Basement office / Cellar.
- FF & SF: 5 double bedrooms, 4 En-suite Bath/ Shower Rooms.
- L- Shaped brick built Stable Yard, 2 Stables + Foaling Box (scope for more).
- Tack / Feed Room, Hay Barn.
- 45m x 23.5m P & R fenced Manege (silica sand & rubber).
- Triple garage & Workshop Alarmed.
- Electric front wrought iron gates, Private drive, Lawned Gardens, Stocked Pond.
- Excellent Road & Rail links to NW Conurbations.
- Approx 6.1 acres, grass P & R paddocks.

Tarporley 5m | Nantwich 7m | Crewe 8m
Chester 16m | Manchester Airport 26m
Manchester 37m | Liverpool 36m

Southview Equestrian Centre 1m
Kelsall Equestrian Centre 9m



Description

A superbly presented five bedroom, four bathroom, Detached Country House, rebuilt in stone/brick and slate on the site of a former cottage. This beautifully crafted house with superb equestrian facilities is conveniently situated for Nantwich and Tarporley, in an idyllic setting with glorious rural views of the surrounding countryside.

The excellent on site equestrian facilities will be of particular appeal to the lifestyle equestrian user, combined with the proximity to a host of popular equestrian centres make this property an equestrian enthusiasts dream.

The vendors have installed superb quality interior fittings such as Oak floors, a 'Christians' kitchen with Aga, a magnificent wine cellar, numerous en-suite bedrooms to give a truly luxurious feel. There is double glazing & Oil-fired central heating throughout. The property sits well within its ring fenced approx. 6.1 acres.

Location

Bank View Farm occupies an attractive rural setting off a county lane surrounded by open fields & with glorious rural views. It is just 5 miles from the popular village of Tarporley, 7 miles to the historic market town of Nantwich and 16 miles from the city of Chester. The towns of Tarporley & Nantwich offer a good range of shops, high street banks, restaurants, supermarkets plus primary and secondary schooling.

For the equestrian enthusiasts the area is extremely well situated with Southview Equestrian Centre being 1mile, Reaseheath Equine College 3miles & Kelsall Equestrian Centre 9miles; Racing is at Chester, Haydock, Aintree or Bangor on Dee; Hunting is with the Cheshire's and there is Polo at Cheshire Polo Club in Little Budworth near Tarporley.



Accommodation

Enter via a **Porch** with sandstone plinth wall and painted timber, beneath pitched slate roof to oak entrance door giving access to **Dining Room** having solid oak floor. Feature antique fireplace and hearth from a monastery housing a 'Clearview' stove. It features Pitch pine beams and sandstone arch having sandstone steps leading to **Cellar/Basement/Office**, a Fantastic room suitable for a variety of uses, York stone floor and dressed sandstone walling.

Living Room features an open sandstone fireplace and hearth. Pitch pine beams and French patio doors.

The luxurious 'Clive Christians' custom made **Kitchen** with Edwardian Style units providing storage and display space together with integrated enclosures for appliances. This superb entertaining room with island work top and stylelight Galaxy work preparation surface and drawer. Undermounted 'Frank' sink. Ornate mantle with 'Wellbec' handmade tiles with feature 'Aqua vision' built in LCD television. Built in canopy hood, electric cream coloured hood, and two oven aga with electric module. Miele electronic fridge, Miele electronic freezer, Miele microwave, Miele dishwasher, oak floor, Pitch pine beams and ceiling spot lights. Sandstone archway door leading to **Garden/Music Room** with oak floor, 5 window sections with opening lights and magnificent views, French patio doors, vaulted ceiling with exposed timbers and purlins.



Rear **Vestibule** continuation of 'Christian' storage units providing cloaks storage and granite work surfaces. Oak floor, oak wisteria door to open storm porch (matching front porch).

First Floor

Galleried Landing leading to:

Master Bedroom built in wardrobe, pitch pine beam, ceiling spot lights, TV aerial point. En-Suite Bathroom traditional style bath on ball and claw feet with shower head mixer tap. Screen door enclosed cubicle on high level 'rain dance' thermostatically controlled shower. Wash hand basin with vanity cupboards beneath, oak floor. Skylight, enclosed cistern W.C. feature heated tower rail/radiator. Walk in linen room with storage shelving.

Bedroom Two with En-Suite Shower Room double screen door enclosed cubicle with high level shower. Enclosed cistern w.c and vanity wash hand basin. Fully tiled walls. Ceramic tiled floor, heated towel rail/radiator.

Bedroom Three a large double bedroom with En-Suite Bathroom panelled bath with shower screen and high level shower, vanity wash hand basin, enclosed cistern w.c. fully tiled walls. Heated towel rail/radiator. Walk in dressing store with hanging and shelving provision.

Bedroom Four Walk in Dressing Store with hanging and shelving provision. En-Suite Shower Room double screen door, enclosed cubicle with high level shower, enclosed cistern, and w.c and vanity wash hand basin. Fully tiled walls, ceramic tiled floor. Heated towel rail/radiator.

Second Floor

Bedroom Five a large double bedroom with vaulted ceiling and two sky lights making use of the fabulous views across the surrounding countryside. Door access to continuation of roof void.





Externally

The property is approached through a set of intercom automated wrought iron entrance gates within sandstone pillars and walling, onto the tree lined golden gravel driveway up to a spacious car / lorry parking sweep to the side of the house. The house and outbuildings are set well back off the country lane. Formal lawned gardens with feature Yorkshire pathway, sun terraces, sandstone walls, veer & pillars with gates lie to the rear and side of the house.

Equestrian Facilities / Outbuildings

L-Shaped Stable Block / Outbuildings of brick and slate construction with an enclosed golden gravel courtyard area comprising:

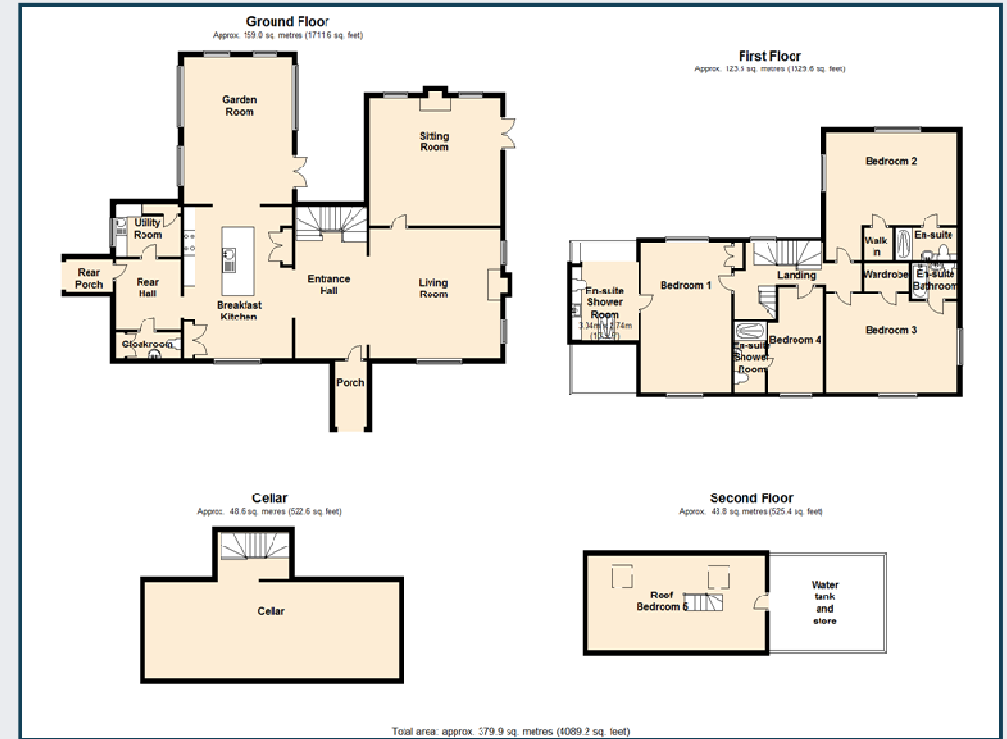
- Hay barn implement store with front canopy. Stone floor and dressed sandstone walling.
- Two Loose Boxes
- Foaling Box
- Tack & Feed Room
- Triple Garage alarmed. Power & lighting. Two electric roller shutter doors and internal door to store/tack room with stable doors off. Oil storage tank.

Manege 45m x 23.5m

The surface is a mix of silica sand & rubber, with post and rail perimeter fencing. Open store area with cold water tap leading through to Garden.

Paddocks and Land

The Land is in all about 6.10 acres. There are numerous post & rail fenced grass paddocks which surround the property. There is a well stocked Fish Pond within one of the front paddocks having a timber jetty & storage hut.



Local Authority

Cheshire East Council,
Council Tax Band G.

Tenure

Freehold with vacant possession.

Services

Mains Water & Electricity.

Private drainage via septic tank.

Old fired Central Heating.

EPC - D

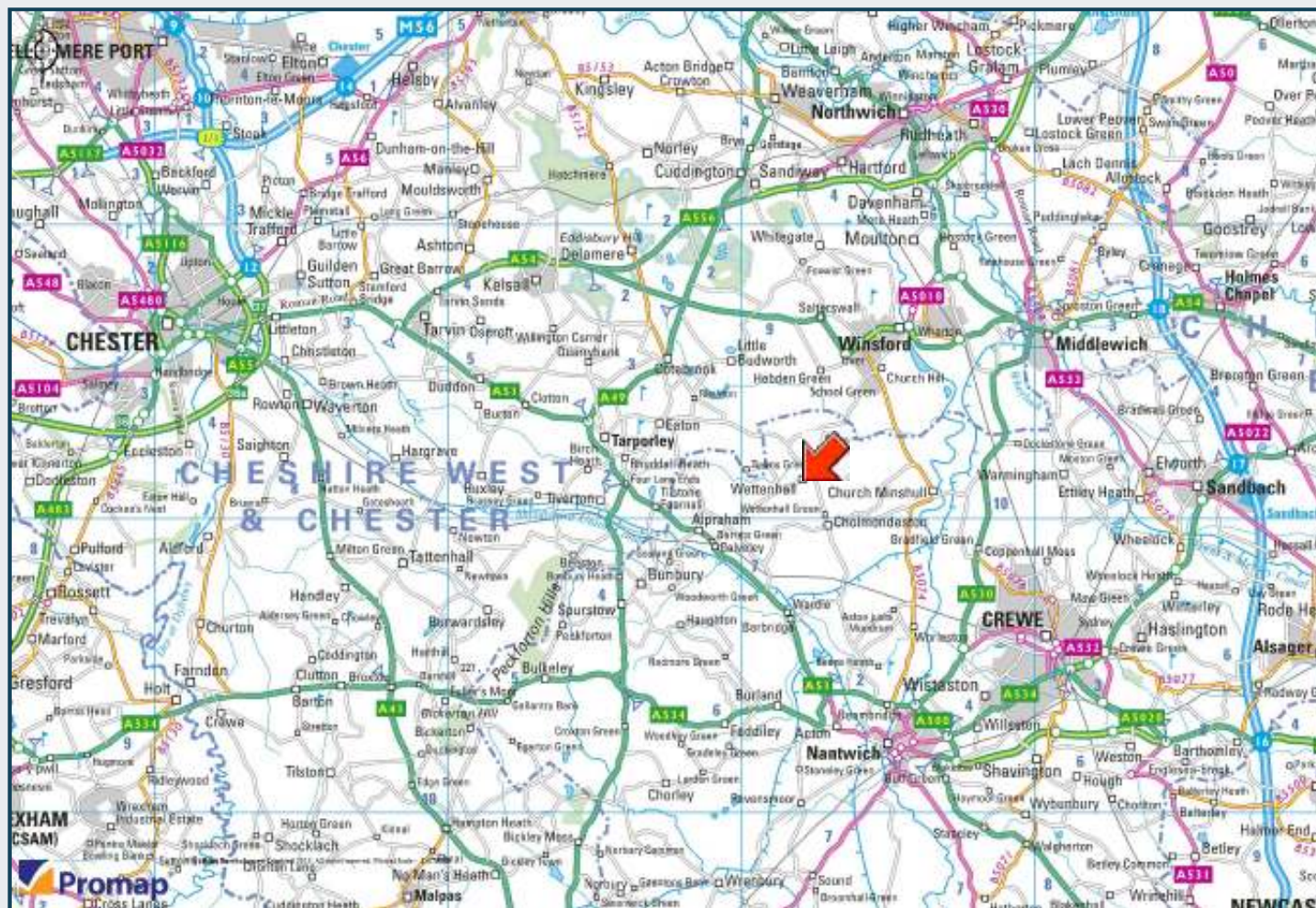
Directions

Post code – CW7 4DN

From M6 Junction 16 (15 miles) – Take the A500 towards Nantwich, follow A500 through 4 roundabouts. At Cheerbrook Roundabout, take the 3rd exit onto the A51, follow through 3 roundabouts. After passing Reaseheath College Equestrian Centre, take the next right onto Wettenhall Road. Continue onto Winsford Road, after approx. 2 ½ miles turn left onto Long Lane by the Boot & Slipper Inn. The property will be found on the left hand side after less than half a mile.

Viewing

Strictly by prior appointment with the sole agents Jackson Equestrian Ltd. on 01928 740 555.



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