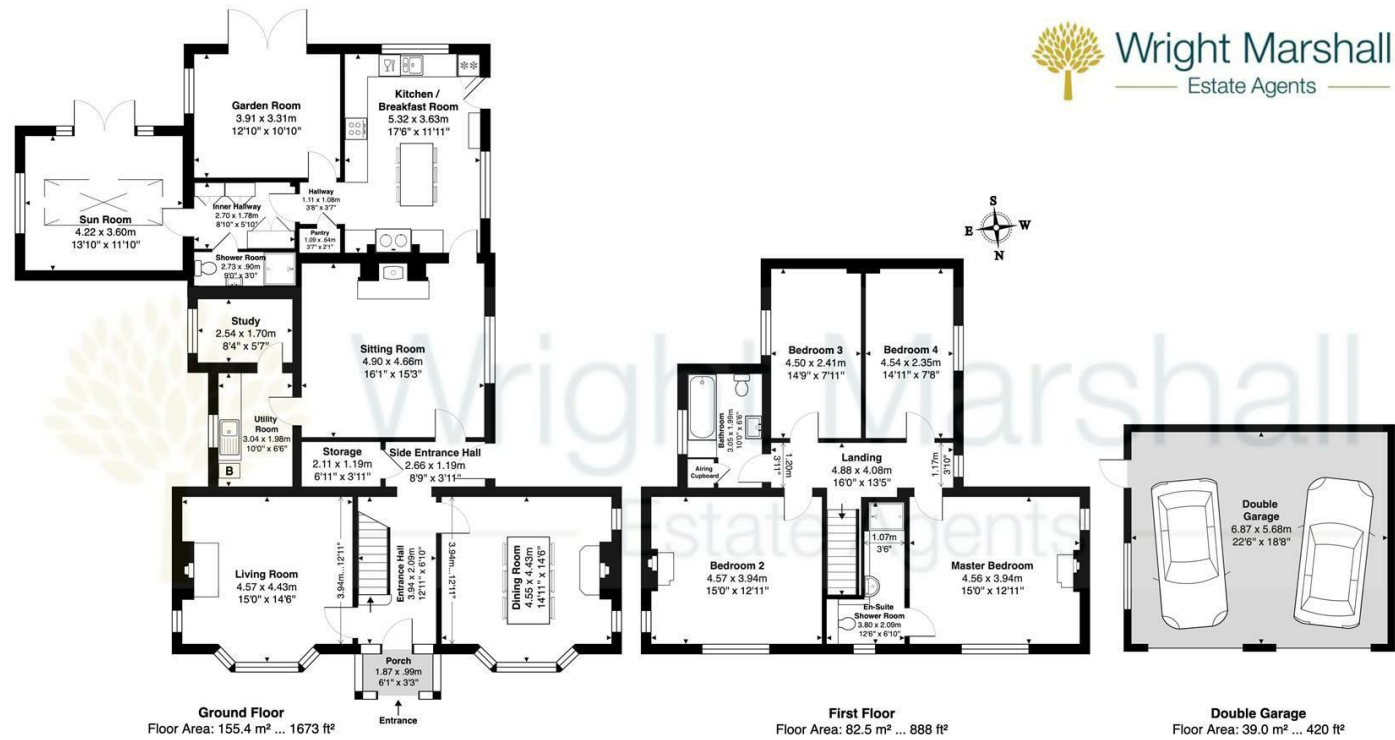




Wright Marshall
Estate Agents

'YEW TREE FARM' SPRINGE LANE, BADDILEY,
NANTWICH CW5 8NP

OFFERS OVER £800,000



YEW TREE FARM, SPRINGE LANE, BADDILEY, NANTWICH, CHESHIRE, CW5 8NP

Approximate Gross Internal Area: 277.0 m² ... 2981 ft² Includes Double Garage

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.
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NO CHAIN
Nestled in a sublime rural location affording impressive views over surrounding open fields.
A fine 1930's double fronted four bedroom, two bathroom detached former farmhouse with magnificent extended accommodation over two floors including five reception rooms in its present configuration and boasting parquet flooring and decorative Art Deco fireplaces together with an outstanding garden room with lantern ceiling & incorporating UPVC double glazed panels and inset original stained glass. Potential to create annexe accommodation on the ground floor. Sweeping carriage driveway to front with lawned garden, additional driveway leading to detached double garage to rear, superb well stocked gardens & additional paddock. In all extending to approx 1 acre (tbc).

DESCRIPTION

Nestled in a most idyllic & charming rural location with sublime open aspects and benefitting from glorious exterior space including an excellent size paddock.

This classic 1930's four double bedroom, three bathroom double fronted former farmhouse has been altered over the years to provide expansive family friendly interiors and now boasting the potential to create multi generational living if required, to the ground floor. The possibilities both with the interiors & indeed the exteriors are endless. The well appointed detached residence has been thoughtfully extended to the ground floor and features original stained glass to the hallway windows, picture rails & Art Deco fireplaces. Cleverly additional original stained glass has been encased within PVCu windows in the Sun Room making it a gloriously distinctive space epitomizing the period details yet used in a contemporary way.

The accommodation briefly comprises; Open Porch, Entrance Hall, Living Room, Formal Dining Room, Side Entrance Hall, Built in Storage Cupboard, Sitting Room, Utility Room, Study, Kitchen Breakfast Room with AGA, Pantry, Hallway, Garden Room, Inner Hallway, Shower Room / WC, Sun Room. First Floor Landing, Master Bedroom One with open outlook & Ensuite Shower Room, Bedroom Two, Bathroom, Bedroom Three, Bedroom Four.
The property enjoys fibre broadband to the premises (approx. 70mbps).
Sweeping carriage driveway to front with mature trees, hedging and lawned garden. There is such an incredible degree of potential for buyers to add their own stamp to the property and enjoy

NO CHAIN - AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED

DIRECTIONS

From Nantwich proceed along Welsh Row continuing to the village of Acton. Turn left into Monks Lane by the church. Turn left again into Springe Lane and proceed over the quaint canal bridge and proceed passing Swanley Marina on the right. Continue ahead & the property will be observed on the left hand side.

LOCATION & NEARBY NANTWICH

The position of the sublime property is exceptional, being set gloriously within open fields in a semi rural location yet being within such easy reach of the town, schools and facilities.

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. Nantwich in Bloom in November 2015 was delighted to have once again scooped the prestigious Gold award from the Britain in Bloom competition. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings. The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent trains from Crewe railway station link Cheshire to London-Euston in only 1hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.

THE ACCOMMODATION:-

With approximate dimensions comprises;

OPEN PORCH

6'1 x 3'3 (1.85m x 0.99m)

ENTRANCE HALL

12'11 x 6'10 (3.94m x 2.08m)

SIDE ENTRANCE HALL

8'9 x 3'11 (2.67m x 1.19m)

BUILT IN STORAGE CUPBOARD

6'11 x 3'11 (2.11m x 1.19m)

LIVING ROOM

15'0 x 14'6 (4.57m x 4.42m)

FORMAL DINING ROOM

14'11 x 14'6 (4.55m x 4.42m)

SITTING ROOM

16 x 15'3 (4.88m x 4.65m)

UTILITY ROOM

10'0 x 5'7 (3.05m x 1.70m)

STUDY

8'4 x 5'7 (2.54m x 1.70m)

KITCHEN BREAKFAST ROOM

17'6 x 11'11 (5.33m x 3.63m)

PANTRY

3'7 x 2'1 (1.09m x 0.64m)

HALLWAY

3'8 x 3'7 (1.12m x 1.09m)

GARDEN ROOM

12'10 x 10'10 (3.91m x 3.30m)

INNER HALLWAY

8'10 x 5'10 (2.69m x 1.78m)

SHOWER ROOM

9'0 x 3'0 (2.74m x 0.91m)

SUN ROOM

13'10 x 11'10 (4.22m x 3.61m)

FIRST FLOOR LANDING

BATHROOM

10'0 x 6'6 (3.05m x 1.98m)

MASTER BEDROOM ONE

15'0 x 12'11 (4.57m x 3.94m)

ENSUITE SHOWER ROOM

12'6 x 6'10 (3.81m x 2.08m)

BEDROOM TWO

15'0 x 12'11 (4.57m x 3.94m)

BEDROOM THREE

14'9 x 7'11 (4.50m x 2.41m)

BEDROOM FOUR

14'11 x 7'8 (4.55m x 2.34m)

EXTERIOR

The imposing period 1930's double fronted former farmhouse with later extensions is nestled in a fine rural locality screened by mature hedging and trees yet enabling spectacular views to the front particularly from the master bedroom on the first floor.
Standing in wonderful mature lawned gardens of which the rear garden is part walled and features a plethora of shrubs and planted to the deep border, there is a superb sweeping carriage driveway with one set of distinctive timber gates. Additionally to the side of the property is a large driveway providing access to the large detached double garage & additional parking.
With ample space to relax & entertain, there is access to a large paddock at the side of the property from the enclosed rear garden via a farm gate, planted with numerous fruit trees. A greenhouse, small store & oil tank are discreetly situated within the space. Privacy is abundant enabling buyers to fully immerse themselves in the rural lifestyle and utilise the paddock space accordingly, whether for small animals, simply a play space or perhaps for further cultivation etc – there are endless possibilities.
The exterior is simply sublime & enables the perfect enjoyment of the idyllic location the delightful property is nestled in.

DETACHED DOUBLE GARAGE

22'6 x 18'8 (6.86m x 5.69m)

EPC RATING: E

COUNCIL TAX BAND: G

SERVICES

All mains water & electricity services are connected or available locally (subject to statutory undertakers costs & conditions).
Oil fired central heating. Private drainage (septic tank).
NOTE: No tests have been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services.

TENURE

Presumed Freehold with vacant possession upon completion (Subject to Contract).

VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410
E-mail: nantwichsales1@wrightmarshall.co.uk. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

SALES PARTICULARS & PLANS

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

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ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.

MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information.

Your home may be repossessed if you do not keep up repayments on your mortgage.