



The Plantation

Whichurch Road, Sound, Nantwich CW5 8AE



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A wonderful mini estate with a 4 bedroom family home, 2-bedroom annexe, 1 bedroom annexe and a range outbuildings all set within approximately 10 acres of land, and surrounded by open Cheshire countryside.

Mileages
(All mileages are approximate)

Main House

Main House: Reception hall, drawing room, kitchen/dining/ family room, sitting room/office, utility room, cloakroom, principle bedroom with dressing room and en-suite shower room, 3 further bedrooms, one with en-suite shower room, family bathroom, double garage. Planning permission to extend the sitting room

Gardens & grounds

Approximately 10 acres of land including 4 paddocks, gardens

Outbuildings

Annexe with 2 bedrooms, sitting room, kitchen/ breakfast room, bathroom and private gardens. Hayloft with 1 bedroom annex/games room and gym, lambing shed, workshop, Outside WC and stores

Freehold

Approximately 10 acres



Property

A multi-dimensional property with a wonderful array of accommodation that includes the main house, two further annexes that could be used for multi-generational living, office space or holiday lets all set in an idyllic open countryside setting.

Entering the beautifully presented house from the courtyard, the reception hall with its travertine flooring and open wooden staircase, provides a stylish welcome to the well laid out accommodation.

The spacious sitting room includes a feature inglenook fireplace, with a clearview wood-burning stove, as well as double French windows opening out onto the large side terrace to further extend the living space out in the gardens.

The dual aspect dining area of the kitchen has double French windows opening out onto the oak covered rear terrace providing the ideal setting for relaxed al fresco dining.

The light and bright kitchen/family area has been has range of traditional units, integral range cooker and ovens, and granite surfaces throughout.

The ground floor has underfloor heating throughout and also includes a separate utility room and WC, along with a snug/office/library with open fireplace and wood-burning stove.



On the first floor, the triple aspect principle bedroom suite has two Juliette balconies overlooking the gardens, paddocks and countryside beyond, as well as a separate dressing room and dual sink en-suite bathroom. There are three further bedrooms, one with an ensuite, and a stylish family bathroom provide flexible accommodation.

Across the courtyard from the main house, the annexe includes sitting room with a large picture window overlooking one of the paddocks, two bedrooms, a bathroom and a kitchen/breakfast room with French windows opening onto a sheltered terrace and private garden with lovely views beyond.

Outside

Set within approximately 10 acres, the house is approached via a long tree lined avenue driveway set behind electric security gates, leading to a large open courtyard between the main house, the annexe and outbuildings. The gardens have been stylishly designed to blend visually attractive settings with practical family space and extensive views across the surrounding open fields.

The outbuildings include a lambing shed, large workshop with roller door, and hayloft offering open storage on the ground floor and one bedroom annex above that is currently used as a games room and gym. There is a lovely raised terrace outside the games room offering wonderful views of the property.

Directions

From Nantwich proceed south the on the Whitchurch Road (A530) for approximately 3 Miles. The property will be located on the right hand side by the Savills For Sale board just before Sound primary school.



The Plantation, Whitchurch Road, Nantwich

Approximate Gross Internal Area
Main House gross internal area = 2,393 sq ft / 222 sq m
Garage & Hay Loft gross internal area = 2,091 sq ft / 194 sq m
Floor Above Hay Loft gross internal area = 651 sq ft / 60 sq m
Annexe gross internal area = 947 sq ft / 88 sq m
Barn & Workshop gross internal area = 887 sq ft / 82 sq m
Stores gross internal area = 188 sq ft / 17 sq m
Balcony external area = 208 sq ft / 19 sq m



The position & size of doors, windows, appliances and other features are approximate only.
□ □ □ Denotes restricted head height
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| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | 72 |
| (55-68) D | | |
| (39-54) E | 52 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |



Annexe



Annexe



Annexe



Hayloft

Location

The property is set on the edge of the hamlet of Sound, adjacent to the local primary school and within easy travelling distance of Wrenbury which has its own doctor's surgery, railway station, Post Office, general store and primary school. Private schools in the area include the Kings School, Queens School, The Grange in Northwich and Abbey Gate College in Saighton.

Nearby Nantwich is a charming market town set beside the River Weaver with a wide range of bars, restaurants, high street and speciality shops, and several supermarkets. Despite its rural setting, the property has excellent transport links with easy access to the North West, North Wales and the Midlands through Cheshire's network of major trunk routes and the M6 motorway. There are local and intercity rail services from Wrenbury and Nantwich, and mainline services to London Euston taking approximately 90 minutes from Crewe.

Nantwich 2.8 miles, Chester 23 miles, Crewe mainline railway station 7 miles (London Euston 1 hour 33 mins), Liverpool airport 36 miles, Manchester airport 39 miles

General

Local Authority: Cheshire East Council
Tel: 0300 123 5500

Services: Mains water, gas, electricity and drainage.

Council Tax: Band D

Fixtures and Fittings: All fixtures and fittings are excluded from the sale but may be available by separate negotiation.

Planning Reference: Number: 15/2381N





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Details Prepared July 2021

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