



Stoke, Nantwich

**CHESHIRE
LAMONT**

Oaklands Stud. Chester Road Stoke, Nantwich. CW5 6BT

Oaklands Stud holds a tranquil setting overlooking the Shropshire union canal and is conveniently situated within five minutes' drive of Nantwich town Centre (3 miles). The property is well proportioned and offers scope for simple reconfiguration to create a 4-bedroom home if desired. It has been finished to a particularly high specification and extends to approximately 4000 square feet (gross internal) including a detached three car garage with a self-contained one-bedroom staff/guest apartment above. Strong equestrian facilities include Monarch stabling and a total of 4.5 acres.

- Occupational planning restrictions apply that state the owner/occupier of the property should run the premises as a Stud Farm.
- Main House - 2820sqft
- 1 Bedroom self-contained Guest / Staff accommodation
- 8 Monarch Stables
- Set within a total of 4.5 Acres.
- Nantwich 3 miles, Tarporley 6.5miles, Chester 16 miles, Crewe mainline Train Station 8 miles.

Location

The property is situated in Stoke, which is a small hamlet approximately 3.5 miles from the historic market town of Nantwich and 7 miles from the village of Tarporley. Nantwich offers comprehensive shopping facilities including a range of Boutiques, Delicatessens, award winning butchers as well as Sainsburys and Morrisons. Junction 16 of the M6 motorway is approximately 20 minutes' drive and Crewe mainline Railway Station approximately 15 minutes (8 miles).

Accommodation

A column storm porch offering stunning views over the Shropshire Union Canal and countryside beyond sits above a glazed panel front door which opens to a large central reception hall finished with a stone floor with **Living Room, Kitchen/Dining/Family Room and Cloakroom** off. The well-proportioned **Living Room 8.6m x 4.4m** has a feature central stone fireplace fitted with a log burning stove and offers attractive far-reaching views to the front as does the **Kitchen/Dining/Family Room 8.6m x 4.4m**, which is extensively fitted with wall and floor cupboards and a large central island. Appliances include an Aga with modular unit, a traditional fan assisted oven, microwave combi oven, larder fridge, and a dishwasher. The **Dining/Family area** can easily accommodate an eight-person dining table, easy chairs and coffee table.

The **Inner Hallway** includes a **Cloak Cupboard** and gives access to a **Utility Room 3.4 m x 1.8m** with door to garden. There is also an informal **Sitting Room 5.8m x 3.1m** fitted with an attractive reclaimed Cheshire brick fireplace incorporating a Clearview log burning stove.



First Floor Accommodation

The **Large First Floor Landing** offers elevated views over the canal, countryside and beyond, with the Buxton/ Derbyshire Hills in the distance. The landing gives access to a **Study** and **Two Large Bedroom Suites**. The property is owned and occupied by a brother and sister and has been designed for their enjoyment, however subject to simple alterations the first floor could be reconfigured from the landing to provide **4 Double Bedrooms and 2 Bathrooms**, (not forgetting the **Self Contained 1 Bedroom Guest Apartment above the Three Car Garage**).

The **Study 3.1m x 2.8m** is extensively fitted with office furniture. The **Two Large Bedroom Suites, both 8.6m x 4.4m**, each provide a **Double Bedroom, Ensuite Shower Rooms**, fitted wardrobes and versatile **Sitting/Dressing Rooms**.

Externally

Externally the property is initially accessed by a shared driveway with three adjacent properties. This leads onto a **Private Courtyard** for the property, providing ample car parking and turning space along with giving access to a **Three Car Garage** with a well-appointed **Self-Contained Apartment** above providing **Large Open Plan Living/Dining Room, Kitchen, Double Bedroom and Shower Room**.

The attractive well-stocked gardens offer spectacular views over the surrounding countryside and beyond as well as over the Shropshire Union Canal. There is a paddock to the front of the property which the current vendor has managed as a lawn for many years with a **Sheltered Entertaining Area** to the side of the property laid to setts, which includes a **4.3m x 4.3m Garden Pergola** set beneath a slate roof with glazed lantern, perfect for alfresco entertaining. The formal garden extends beyond the sheltered entertaining area where there are further well stocked borders, raised beds and a **Summerhouse**.

Land & Equestrian Facilities

Beyond the paddock to the front of the property (currently tendered as a lawn) there is access to a 3.5-acre field. Within the front courtyard off the drive there is a **Monarch Stable Block** providing **8 Stables** and a **Feed Store**

Tenure. Freehold

Services. Mains Electricity, Mains Water, Oil fired Central Heating.

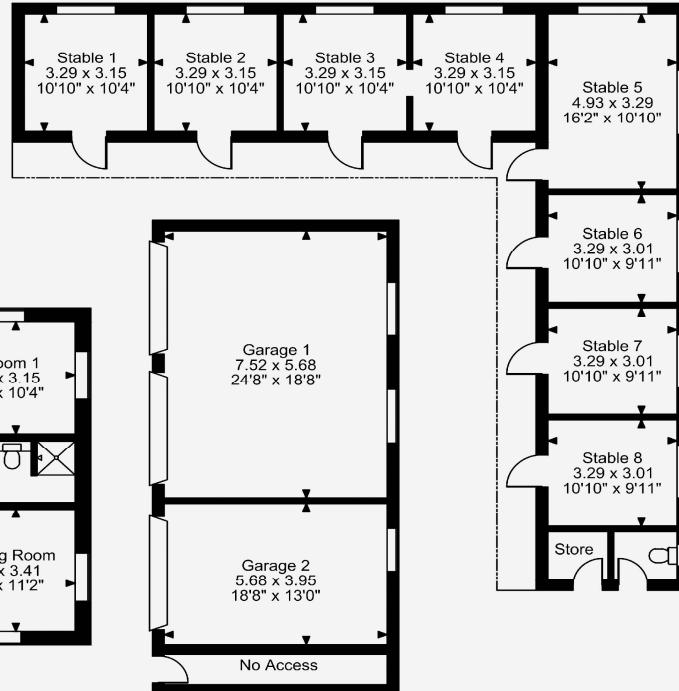
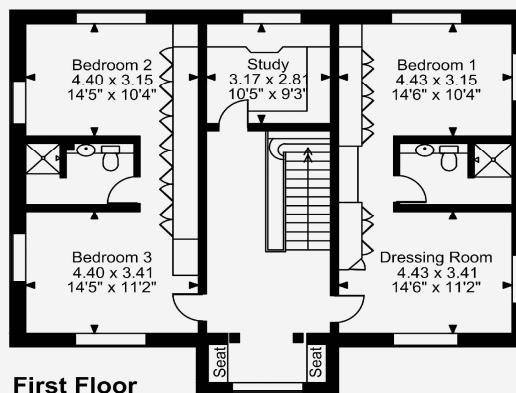
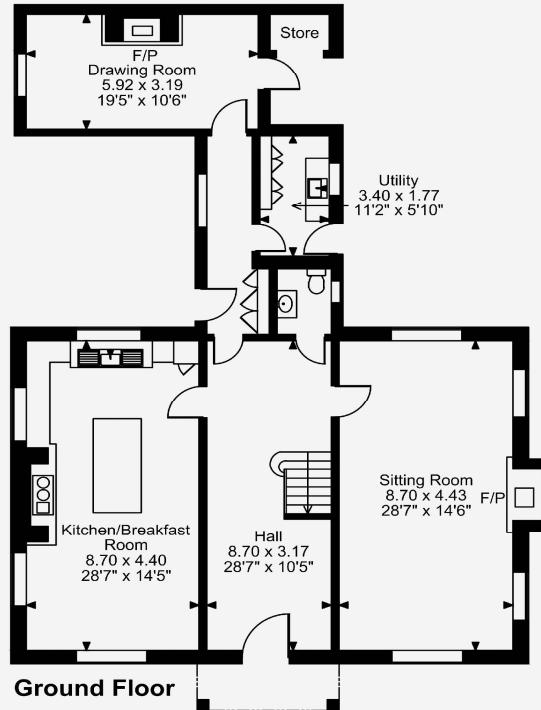
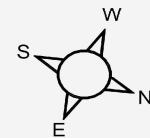
Directions.

What-three-words tributes.reward.amused

Proceed out of Nantwich along Welsh Row and onto Chester Road passing through Acton. At the Bluestone traffic lights continue straight on to the A51 Chester Road and proceed for approximately a further 1.5 miles passing Snugbury's Ice Cream farm (on the left-hand side) and turning right at the end of the straight. Having turned right turn immediately left and follow the lane to the bottom where the driveway to Oaklands Stud will be found on the left-hand side.



Approximate Gross Internal Area
Main House = 2735 Sq Ft/254 Sq M
Garages = 710 Sq Ft/66 Sq M
Stables = 1036 Sq Ft/96 Sq M
Total = 4481 Sq Ft/416 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8675975/JCR

IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

CH01 Ravensworth 01670 713330

www.cheshirelamont.co.uk

7 Chestnut Terrace
Tarpole
Cheshire CW6 0UW
Tel: 01829 730700

