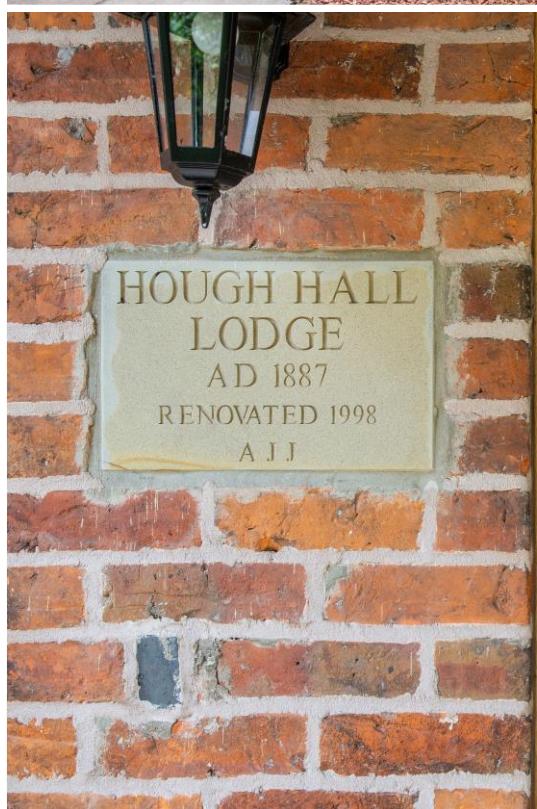




“Hough Hall Lodge”, Newcastle Road, Hough CW2 5JG

CHESHIRE
LAMONT



A stunning and very rare opportunity to reside in a unique, impeccably appointed, comprehensively enhanced and superbly extended period Gate Lodge, standing in a fine position overlooking open countryside in a convenient location. Delightfully presented throughout and incorporating superb features and design. Viewing highly recommended.

- An exquisite period Gate Lodge
- Impeccably improved, enhanced and extended
- Incorporating delightful style, character and features
- In a convenient location with lovely surrounding aspects
- Enjoying South facing views over open countryside and woodland
- Stunning, fully appointed and vaulted family dining kitchen, utility room
- Large lounge with stunning aspects over sheltered terrace and South facing countryside
- Dining room/occasional bedroom three
- Two double bedrooms, luxurious bathroom with separate shower, en-suite to second bedroom
- An outstanding residence in a fine location. Early viewing recommended

Agents Remarks

Hough Hall Lodge was originally built in 1887 and occupies a delightful position at the entrance to Hough Hall. The Lodge was extended further in the 1930's and has been comprehensively improved and extended again in recent years. This sensational Lodge stands in a generous garden plot with a driveway extending to the front and side of the property. An extensive elevated patio terrace affords lovely sheltered South facing aspects over adjoining open fields. The Lodge has been meticulously designed to retain its original character while incorporating highly appealing design and features.

The sought after village of Hough is nearby to facilities at Shavington, Wybunbury and the towns of Crewe and historic Nantwich.

Nearby Nantwich is a charming and historic market town in South Cheshire countryside providing a wealth of period buildings, 12th



Century church, cobbled streets, independent boutique shops, cafes, bars and restaurants, historic market hall, superb sporting and leisure facilities with an outdoor saltwater pool, riverside walks, lake and nearby canal network with highly regarded Junior and Senior schooling and nearby to the M6 Motorway at Junction 16, Crewe mainline Railway Station and the forthcoming HS2 northern hub.

Property Details

A stone set edged tarmac drive leads from the principal driveway and leads to the rear of The Lodge which benefits from delightful South facing aspects over open fields. A raised porcelain tiled step with low Cheshire brick stone topped walling leads to an extensive porcelain tiled rear courtyard patio and leads to a full glazed double glazed door which leads to:

Reception Hall

With high coved ceiling, step and panel door to Dining Kitchen and open access with exposed beam over leads to:

Laundry/Utility Room

Comprehensively equipped with a superb range of contemporary gloss fronted units incorporating full height utility cupboard, Corian working surfaces, plumbing for washing machine, uPVC double glazed window overlooking private rear gardens, fitted low level shoe cupboard, wall mounted Glow Worm gas central heating boiler, cloaks cupboard, high level shelving, high ceiling incorporating recessed lighting, radiator and high quality Karndean flooring.

From the Reception Hall a panel door leads to:

Lounge 13' 7" x 16' 3" (4.15m x 4.95m)

A glorious room with a high coved ceiling, uPVC double glazed window to rear gardens, full height and width four panel double glazed windows incorporating sliding double glazed doors with fitted blinds enjoying outstanding aspects, large recessed fireplace with original Cheshire brick surround and raised quarry tiled hearth incorporating a Gazco gas stove, high quality wood effect laminate flooring, exposed pine skirting boards, wall light points and an exposed pine four panel door leads to:

Inner Hall

With high quality wood effect laminate flooring, exposed pine skirting boards, architrave and doors, double glazed window to courtyard terrace, radiator and a panel door leads to:



Principal Bedroom 12' 7" x 15' 5" (3.84m x 4.69m)

A glorious master bedroom with outstanding private South facing views over open countryside, full height uPVC double glazed windows incorporating a central uPVC double glazed door, high quality wood effect laminate flooring, coved ceiling and radiator.

From the Hall a panel door leads to:

Bathroom 9' 0" max x 11' 8" (2.75m max x 3.56m)

Superbly appointed with high quality panelled bath with over-bath tap, granite topped vanity wash basin with cupboards beneath and within surround, WC within granite topped vanity unit, fitted wall mounted mirror light, wall mounted cupboards, towel radiator, half tiled walls, ceramic tiled floor with electric underfloor heating, uPVC double glazed window, high ceiling incorporating recessed lighting and a separate shower enclosure with full height glazed screen and overhead shower.

From the Hall a panel door leads to:

Bedroom Two 9' 9" max x 15' 5" (2.96m max x 4.69m)

With uPVC double glazed window to side elevation, door to storage cupboard, high quality flooring, contemporary wall mounted radiator and a panel door leads to:

En-Suite Shower Room

With large walk-in shower enclosure incorporating full height screen and overhead shower, WC, vanity wash basin with cupboards beneath, uPVC double glazed window to side elevation, high ceiling incorporating recessed lighting.

From the Principal Reception Hall a step leads to:

Fully Appointed Vaulted Dining Kitchen 22' 10" x 11' 11" (6.97m x 3.63m)

A stunning room with outstanding aspects to three elevations over open countryside, high partially vaulted ceiling incorporating exposed purlins and beams, uPVC double glazed windows to the South, East and West elevations, all with outstanding views, radiators, high quality Karndean flooring, an outstanding range of high quality curved kitchen units, Corian working surfaces incorporating electric hob, integrated moulded grooved drainer sink with Quooker boiling tap, small prep Corian sink with mixer tap, breakfast bar, built-in low level double electric oven, integrated dishwasher, integrated American fridge freezer, wall mounted extractor fan and a "Rock" double glazed door with small glazed panel leads to:



Oak Pillared Tiled Pitched Canopy Entrance Porch

With wall light points and stone paved steps to the approach drive.

From the Dining Kitchen a door leads to:

Dining Room 9' 7" x 11' 11" (2.92m x 3.63m)

With a 2-level ceiling incorporating exposed beam details and a uPVC double glazed window to side elevation overlooking woodland. This room could be utilized as a bedroom if required.

Externally

The gardens extend to all sides of the property and benefit from delightful aspects bordering open fields and affording outstanding rural views. The driveway is bordered by cobble edging and flowerbeds and continues to the side where there is parking for multiple vehicles. A large timber shed is divided into two parts, currently utilized as a workshop and garden equipment storage. A path leads to a raised hard landscaped area contained and sheltered by high sleeper retained borders with high fencing and neat Laurel hedging.

Tenure

Freehold.

Services

All main services are connected. Electric underfloor heating to bathroom. Solar panels. Septic tank. Not tested by Cheshire Lamont Limited.

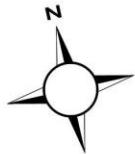
Viewings

Strictly by appointment only via Cheshire Lamont Limited.

Directions

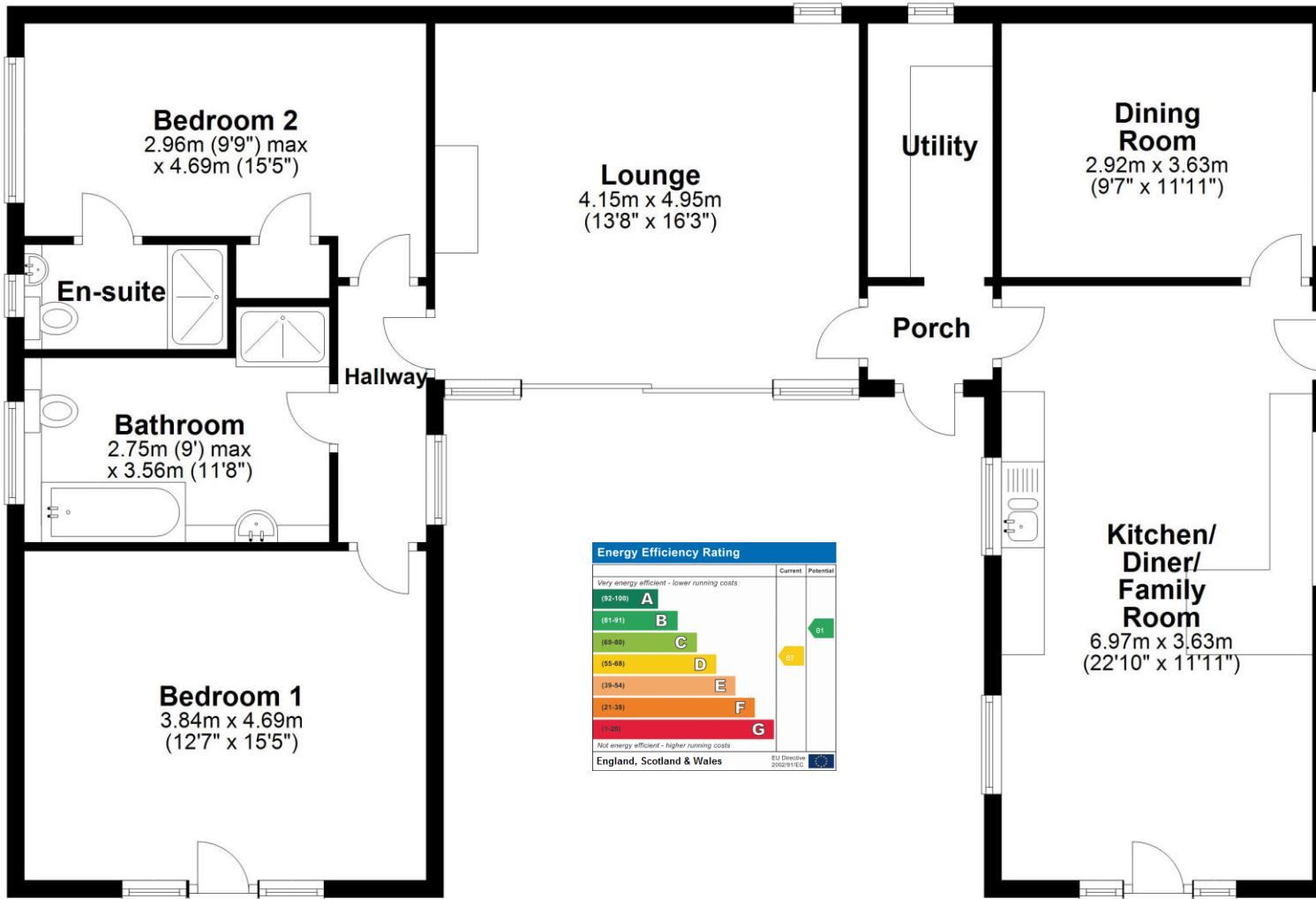
From Nantwich proceed to the roundabout at the A500 and turn right along Newcastle Road towards Hough. Continue through Shavington and through the traffic lights past the garage on the right hand side. Continue for a further 400 yards and Hough Hall Lodge is on the right hand side through stone gate pillars and behind laurel hedging.





Floor Plan

Approx. 111.0 sq. metres (1194.7 sq. feet)



Floorplan is for illustrative purposes only
Plan produced using PlanUp.



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.

www.cheshirelamont.co.uk

Chestnut Pavilion
Taporley
Cheshire CW6 0UW
Tel: 01829 730700

5 Hospital Street
Nantwich
Cheshire CW5 5RH
Tel: 01270 624441