



“Sandicroft House”, Church Minshull CW5 6EA

**CHESHIRE
LAMONT**



A truly exceptional and highly individual rural residence of the highest calibre providing magnificent accommodation to 6870 sqft situated within delightful Cheshire countryside and established grounds extending to 10.5 acres with superb equestrian facilities of the highest standard in a highly sought after location nearby to Tarporley and Nantwich.

- An exceptional Cheshire residence with outstanding equestrian facilities standing in 10.5 acres in a picturesque location
- Affording 6870 sqft of outstanding impressively appointed principal accommodation with private gated approach and landscaped gardens
- Six bedrooms, South facing balcony to Master Bedroom, three En-Suite and family Bathroom
- Magnificent accommodation affording outstanding presentation, features and appeal
- Situated in wonderful undulating Cheshire countryside nearby to Tarporley and Nantwich
- With woodland extending to the banks of the River Weaver and large landscaped formal gardens
- Impeccably appointed equine facilities
- Stableyard, horse walker, Olympic size menage with Charles Britton surface
- Up to fifteen stables (including two folding boxes), tack and feed room, five enclosed paddocks
- Three bay agricultural shed, large yard apron, dog kennels

Agents Remarks

"Sandicroft House" affords a magnificent combination of an impeccably styled, appointed and presented, spacious detached residence with outstanding equestrian facilities appointed to the highest specifications and standing in wonderful South Cheshire countryside within gardens, grounds, paddocks and woodland to 10.5 acres. The woodland borders the River Weaver and the house enjoys exceptional South facing open aspects with an extensive entertaining terrace, first floor balcony off Master Bedroom, all providing fine far reaching views and over extensive landscaped formal gardens. The main house exudes character with immense style of outstanding proportions arrayed over two floors.

Property Details



Reception Hall

Home Office/Study 15' 11" x 13' 1" (4.85m x 3.99m)

Snug 15' 10" x 13' 3" (4.83m x 4.04m)

Reception Room 25' 7" x 23' 2" (7.80m x 7.06m)

Kitchen 23' 0" x 19' 9" (7.01m x 6.02m)

Garden Room 20' 1" x 17' 11" (6.12m x 5.46m)

Dining Room 23' 2" x 19' 5" (7.06m x 5.92m)

Cloakroom

Games Room 24' 6" x 22' 7" (7.47m x 6.88m)

Bar 22' 8" x 12' 7" (6.91m x 3.84m)

Utility Room 21' 7" x 12' 4" (6.58m x 3.76m)

First Floor Landing

Bedroom One 17' 7" x 14' 8" (5.36m x 4.47m)

En Suite Shower Room

Bedroom Two 20' 1" x 18' 4" (6.12m x 5.59m)

Balcony 20'1" x 19'1"

Dressing Room



En Suite Bathroom

Bedroom Three 19' 11" x 10' 6" (6.07m x 3.20m)

En Suite Shower Room (2)

Bedroom Four 16' 6" x 11' 11" (5.03m x 3.63m)

En Suite Shower Room (3)

Bedroom Five 13' 3" x 12' 6" (4.04m x 3.81m)

Bedroom Six 13' 0" x 12' 6" (3.96m x 3.81m)

Family Bathroom

External

Sandicroft House commands an outstanding position in delightful undulating Cheshire countryside with fine surroundings and aspects, woodland area and riverside land. The house is approached via remote controlled gates allowing access over a tree lined driveway and providing a grand approach to the property. The formal gardens extend to the South elevation and are manicured with extensive landscaped garden areas.

Services

LPG central heating, private drainage, mains water and electricity (not tested by Cheshire Lamont).

Viewings

Strictly by appointment only via Cheshire Lamont.

Directions

From Nantwich proceed along Barony Road, turn right at the roundabout towards Worleston/Church Minshull and on entering Church Minshull pass the Badger Public House, turn left at the mini-roundabout. Continue for approx. a mile and Sandicroft is located on the right hand side.





Sandicroft House, Church Minshull, Nantwich

Approximate Gross Internal Area

Main House = 6870 Sq Ft/639 Sq M

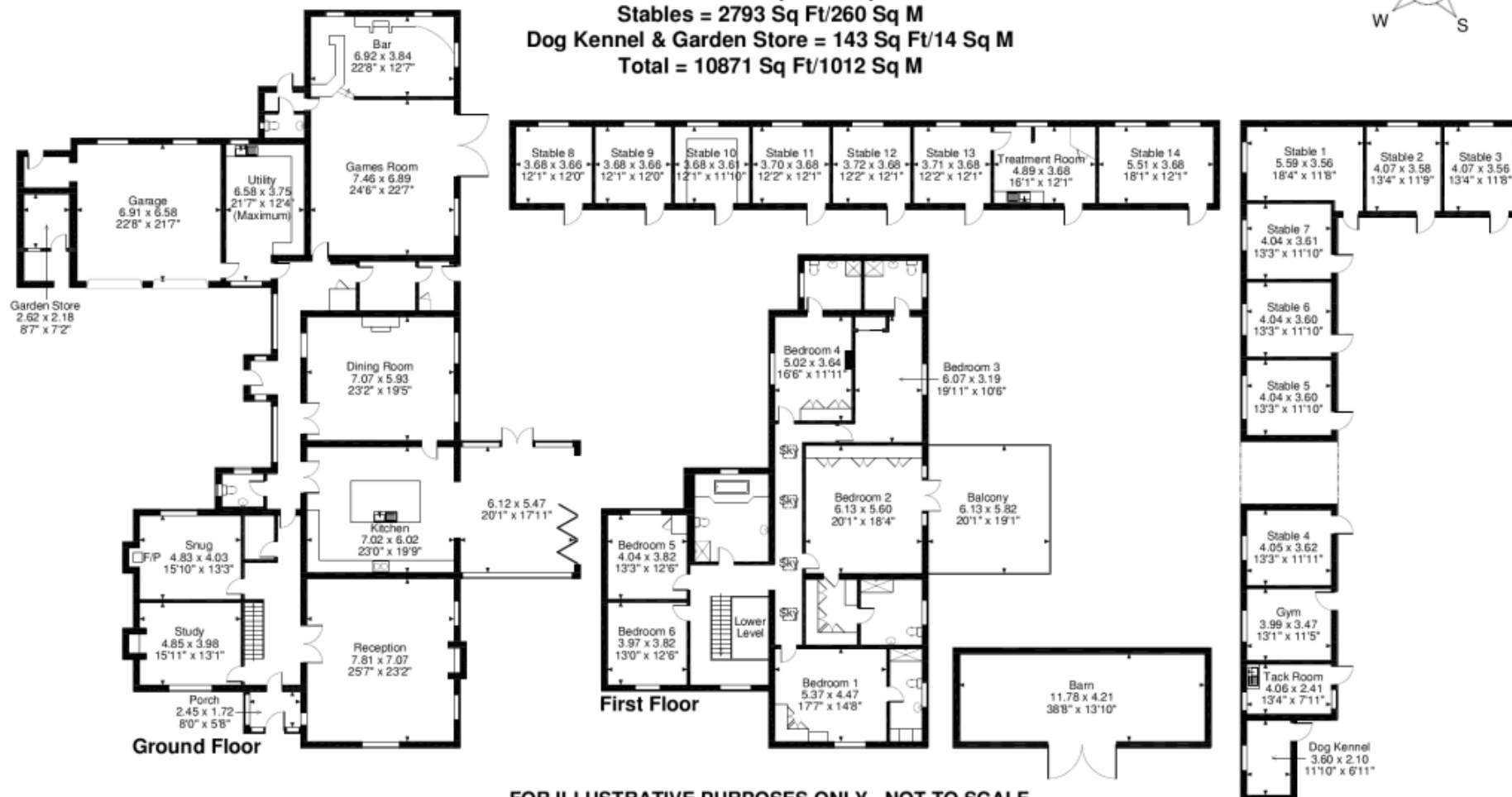
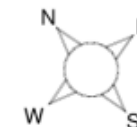
Garage = 531 Sq Ft/49 Sq M

Barn = 534 Sq Ft/50 Sq M

Stables = 2793 Sq Ft/260 Sq M

Dog Kennel & Garden Store = 143 Sq Ft/14 Sq M

Total = 10871 Sq Ft/1012 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		62
(39-54)	E		
(21-38)	F	32	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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.

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