



“Little Island Livery”, Haymoor Green Road Wybunbury CW5 7HG

CHESHIRE
LAMONT



Situated in delightful rural surroundings nearby to the beautiful village of Wybunbury and historic Nantwich town, an outstanding equestrian facility with a stunning modern principal four bedroom residence benefiting from private gardens and gated approach, separate groom accommodation, detached two storey log cabin, standing within extensive grounds to approximately 8 acres. Large pond, professional floodlit menage, individual paddocks, 25 stables, 2 loose boxes and a superb range of high quality ancillary buildings. NO CHAIN.

- An outstanding fully equipped equestrian facility in delightful rural surroundings
- Within a convenient and accessible location surrounded by delightful countryside nearby to Nantwich
- Modern and spacious high quality principal residence, separate groom accommodation and detached two storey log cabin
- Standing in grounds extending to 8 acres overall with individually fenced paddocks
- Professional floodlit menage, horse walker, hay barns, tack room and 25 stables and 2 loose boxes
- Large apron and superb range of additional ancillary buildings
- Impeccably appointed detached four bedroom house of exceptional quality and appeal
- Affording equine facilities to the highest calibre
- NO CHAIN

Agents Remarks

Little Island Livery is a first class professionally run stable yard with equine facilities of the highest standards. The house benefits from a gated approach from the main driveway and continues over a private drive and stands within its own grounds with extensive parking facilities and lawned garden. The house has been impeccably appointed throughout and incorporates features and design of exceptional appeal. A professionally built two storey log cabin stands to the rear and offers significant versatile usage. Separate self-contained accommodation stands within the grounds for the benefit of housekeeper or groom. The property stands in a fine location nearby to the village of Wybunbury and close to historic Nantwich.



Entrance Porch 12' 6" x 8' 4" (3.81m x 2.54m)

An Oak framed tiled pitch pillared porch stands to the front of the property and provides access via a large wide Oak door within attractive Oak framed surround, double glazing to front and side elevations, door to Utility Room and a door leads to;

Reception Hall

A delightful entrance to the property with an Oak framed double-glazed elevation to side, wide porcelain tiled flooring, double radiator with thermostat, partially vaulted ceiling and a stable door leads to Boot and Laundry Room and open plan dining kitchen.

Utility Room 12' 6" x 14' 11" (3.81m x 4.54m)

Fully appointed with a range of superb utility cupboards and drawers with peninsula unit incorporating drawers beneath, shelving, , recessed fireplace incorporating a Worcester Central heating boiler, tiled recess and mantle over, tiled floor, plumbing for washing machine, wall mounted cupboards, coat rails, shelving, double radiator, recessed ceiling lighting and UPVC double-glazed windows to front and side elevations.

Open Plan Dining Kitchen 46' 1" max x 30' 11" max (14.05m max x 9.42m max)**Kitchen Area**

Gloriously appointed with a delightful range of handmade units comprising cupboards and drawers, attractive white quartz working surfaces incorporating six-door Aga with two hotplates and electric hob, large sub-zero fitted fridge and freezer with central drinks chiller, large island unit with quartz surface incorporating underslung sink with shower tap over, fitted microwave, high quality Amtico flooring throughout and fitted dress display cupboard with glass fronted cupboards and drawer beneath.

From the kitchen open access leads to extensive living area with further open aspects to the dining area.

Living Area

Beautifully appointed with Amtico flooring throughout, UPVC double-glazed double doors leading out to block paved terrace, double-glazed windows to side, contemporary freestanding log burner upon large granite base, extensive recessed ceiling, coved ceiling and radiators.

Dining Area

With superb aspects via three elevations with double-glazed double doors leading out to the rear.

Staircase with quarter landing to first floor

With panel door leading to Utility Room, Cloakroom, Lounge and double doors lead to;

Plant/Boot Room 9' 8" x 6' 0" (2.94m x 1.82m)

With fitted shelving double-glazed windows.



Cloak Room

With wall mounted wash basin incorporating drawer beneath, radiator and WC.

Lounge 15' 10" x 14' 11" (4.83m x 4.54m)

Beautifully appointed with high ceiling beams, Cheshire brick fireplace incorporating log burner with store, raised hearth and with mantle over, windows to rear and side elevations, antique column radiator and varnished wooden flooring.

First Floor Landing

A door leads to;

Principle Bedroom 15' 0" x 15' 0" (4.58m x 4.58m)

An exceptional master bedroom with UPVC double-glazed doors to extensive glazed balcony terrace affording South facing aspects, coved ceiling, panel door to large walk-in dressing room benefiting from central heating radiator, shelving and railing.

Balcony Terrace 15' 4" x 12' 2" (4.67m x 3.70m)

Affording delightful views.

From the Bedroom a panel door leads to;

Walk-In Shower Room 6' 8" x 10' 4" (2.02m x 3.15m)

With tiled floor, large glass screen, overhead shower, tiled niche, WC, vanity wash hand basin incorporating drawers beneath, column radiator and recessed lighting.

Bedroom Two 12' 6" x 14' 11" (3.81m x 4.54m)

Bedroom Area

With windows to three aspects providing superb rural views, two wall light points, radiator with thermostat, panel door to airing cupboard incorporating fitted vented cylinder system and a door leads to;

Dressing Room

Benefiting from a superb range of fitted wardrobes with sliding doors incorporating railing and shelving and recessed ceiling lighting.

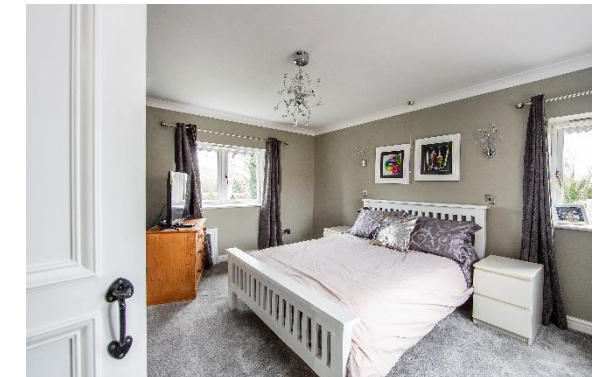
From the Bedroom a panel door leads to;

En-Suite Bathroom 6' 11" x 9' 8" (2.10m x 2.95m)

With large double ended tiled panel bath, separate walk-in tiled shower enclosure with sliding screen, tiled niche and overhead shower, tiled floor, tiled walls, chrome towel radiator, wall mounted wash basin, WC, recessed lighting, coved ceiling, double-glazed windows to side and rear elevations and a central heating radiator.

Bedroom Three 14' 3" x 12' 8" (4.35m x 3.86m)

With UPVC double-glazed windows to front and side elevations, radiator and coved ceiling.



Bedroom Four 15' 10" x 8' 11" (4.83m x 2.71m)

With central heating radiator, UPVC double-glazed window side elevation, coved ceiling and a door leads to;

En-Suite Bathroom 7' 1" x 9' 8" (2.16m x 2.95m)

With tiled panel bath incorporating central shower head, separate walk-in shower enclosure with sliding screen, WC, fully tiled walls, tiled floor, UPVC double-glazed window and a connecting door to landing.

Externally

The property is approached over a long private driveway with fencing and lawned gardens, Access via electrically operated remote control gates. The property stands in private grounds within extensive hedged borders and surrounded by large block paved patio areas with a large ornamental pond incorporating a fountain and a rockery flower bed area with mature Weeping Willow. Lawned gardens extend to the rear which are bordered by fencing and neat conifer trees with an extensive block paved patio and pathways. Steps lead to a further extensive decked terrace, freestanding purpose built fireplace/pizza oven and a hot tub leading to a two storey timber chalet.

Log Cabin

A door leads to a superb ancillary/entertaining suite.

Log Cabin Ground Floor 28' 1" max x 18' 4" (8.55m max x 5.60m)

With freestanding contemporary log fire upon stone hearth, windows to front, side and rear elevations, fitted bar with fridges and single drainer sink. From the Living Area an Oak panel door leads to;

Log Cabin Shower Room 11' 5" x 7' 5" (3.48m x 2.27m)

Withy corner fitted shower cubicle, window, vanity wash basin and WC.

An external staircase leads to first floor balcony and a glazed panel door leads to first floor room.

Log Cabin Room One 16' 4" x 18' 4" (4.98m x 5.60m)

Providing versatile accommodation and potential bedroom usage with a glazed panel door leading to:

Log Cabin Room Two 11' 5" x 18' 4" (3.48m x 5.60m)

With sectional glazed door and windows to first floor balcony terrace providing ancillary usage.

Log Cabin NB

Please note planning permission was granted for non-residential use only. Further details can be provided on request.

**Courtyard Garage 16' 8" x 15' 8" (5.09m x 4.77m)**

From the courtyard stands a detached garage with electrically operated up and over roller door with side personal door and a within the garage a panel door leads to;

Grooms Living/Kitchen Area 16' 4" max x 18' 9" (4.97m x 5.72m)

An open plan bedroom and kitchen area with wall mounted cupboards and base units incorporating single drainer sink unit, electric cooker point, laminate flooring, wall mounted electric radiator, UPVC double-glazed window, door to outside and a panel door leads to;

En-Suite shower room

With enclosed tiled shower cubicle incorporating folding screen door, WC, pedestal wash hand basin, tiled flooring, extractor fan and shelving. Access from the yard.

Outside

A five bar gateway stands within fencing and provides access over the equestrian yard and to all facilities with a substantial brick steel hay barn.

Hay Barn 65' 7" x 65' 7" (20m x 20m)**Muck Store 65' 7" x 65' 7" (20m x 20m)****Large Open Span Steel Framed Stable Complex**

Incorporating 25 stables, 2 loose boxes, horse wash area, storage areas and hay store. A staircase leads to a mezzanine suite suitable for administration or leisure purposes.

Kitchenette 14' 8" max x 13' 7" max (4.46m max x 4.15m max)

With single drainer sink and mixer tap, tiled floor, utility area and cloak room with WC.

Secure tack Room 14' 8" x 18' 0" (4.46m x 5.48m)

Fitted with racking and shelving.

Horse Washing/Grooming and Drying Area

Access to front and rear.

To the rear there is small nursery menage within fencing and an enclosed horse walking unit open sided to a two bay hay store, a large hard-standing apron and the land incorporates enclosed fenced paddocks, large ornamental pond with fountain and field gates allow access to individual paddocks with water supplies, fencing and gates.

Menage 196' 10" x 98' 5" (60m x 30m)

A professional external all weather floodlit menage within fencing.

Workshop One 45' 0" x 20' 0" (13.71m x 6.09m)
With personal door, large roller door, light and power.

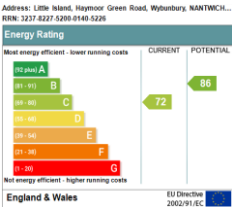
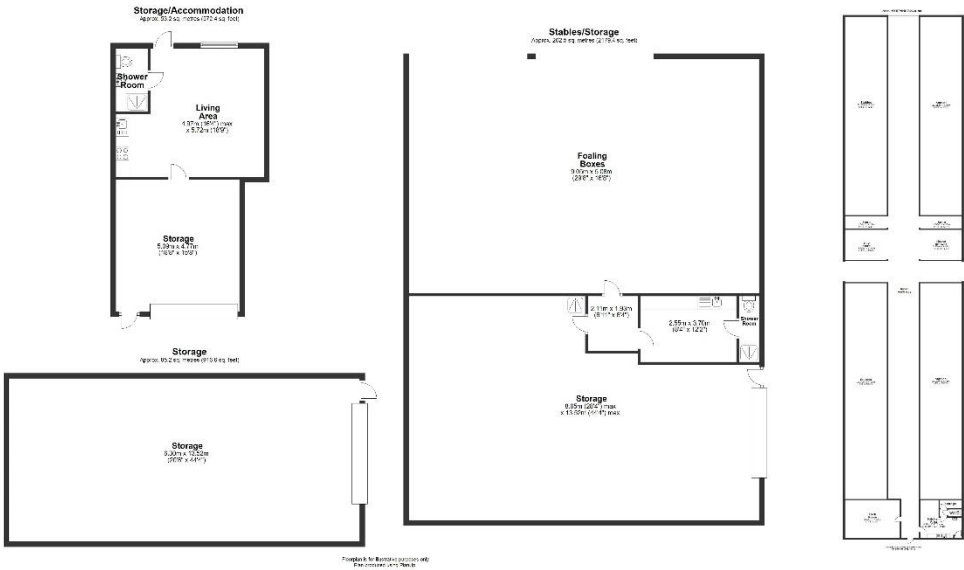
Workshop Two 45' 0" x 20' 0" (13.71m x 6.09m)
With personal door, roller door, light, power, internal hallway with door to kitchenette and adjoining shower room. An internal door leads to:

Open-sided Storage and Foaling Boxes 45' 0" x 30' 0" (13.71m x 9.14m)
Incorporating light, power and CCTV for foaling.

Services
Oil fired central heating, mains water and electricity (not tested by Cheshire Lamont Limited).

Viewings
Strictly by appointment only via Cheshire Lamont Limited.

Directions
Proceed out of Nantwich along London Road and onto Newcastle Road to the roundabout at the A500. Turn right, signposted Wybunbury along Newcastle Road and proceed for approx. 3/4 mile past The Vagrants Sports Ground. Turn right onto Haymoor Green Road and proceed towards the T junction and Little Island Livery is situated on the right hand side.





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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