



“The Moorlands”, Wybunbury Lane, Stapeley, Nantwich CW5 7HD

CHESHIRE  
LAMONT



An outstanding and exceptionally well proportioned detached rural period residence of significant appeal affording delightful aspects and surroundings nearby to Wybunbury village and Nantwich town with extensive gardens, grounds, copse and field, in all extending to 5.1 acres. Large superior garden room, lounge, sitting room, dining room, open plan family dining kitchen, utility room and cloakroom. First floor master bedroom with en suite, bedroom two with en suite, three further bedrooms and family bathroom. Floodlit tennis court, two storey coach house incorporating garaging and versatile first floor suite, extensive courtyards with former stabling, garden buildings, summerhouse and large entertaining decked and paved patio areas. Viewing highly recommended.

- An exceptional and highly individual detached period country residence standing in 5.10 acres
- In a fine rural position on the border of Stapeley and Wybunbury and nearby to historic Nantwich
- Within delightful grounds, gardens, orchard and 3 acre field with tennis court and woodland copse
- Providing superb accommodation of considerable style and appeal over three floors to approximately 4000 sqft
- Two storey former coach house incorporating garaging and versatile first floor suite
- Five bedrooms, four reception rooms, three bathrooms| Outstanding superior garden room, extensive paved and decked entertaining areas
- Sweeping twin entrance driveway, two courtyards, range of versatile garden buildings and summerhouse

#### Agents Remarks

The Moorlands has been a treasured family home for 30 years and stands in fine surroundings and affords a wealth of highly appealing features. Of Georgian origins, the house has been superbly enhanced and maintained and offers accommodation to 4000 sqft. The grounds



are a particular delight with an orchard, woodland copse, three acre field and extensive formal gardens and grounds including a professional fenced and floodlit tennis court. Unusually the house is divided by both Wybunbury and Staplebury Parishes, which gives the benefit of being able to apply for highly regarded schooling in either Parishes. Wybunbury is a delightful village offering all the requisites of village life with a post office/shop, two well regarded public houses/restaurants, church and junior schooling. The village is famed for its leaning tower and annual fig pie rolling competition. 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 double entrance driveway provides a stunning approach to The Moorlands with a sweeping pebbled drive leading to the front of the property. Quarry tiled steps lead to a tiled pitched frontage with a handsome Period panelled door leading to:

#### Entrance Hall

With attractive Minton tile effect flooring, radiator and a sectional glazed door leads to:

#### Reception Hall

A gracious reception hall with twin arched features, moulded coved ceiling and radiator within panel.

#### Rear Hall

With a spindled returned staircase ascending to first floor and double glazed window to rear elevation.

#### Side Hall

With mat recess, part tiled floor and sectional glazed door to courtyard.

From the Reception Hall a sectional glazed panel door leads to:

#### Lounge 13' 11" x 14' 11" (4.25m x 4.55m)

A beautiful reception room with high moulded coved ceiling incorporating exposed ceiling beams, Oak flooring, a handsome bow bay window incorporating cushioned window seat and a central marble fireplace with slate hearth and incorporating living flame gas fire inset.



### **Sitting Room 13' 11" x 14' 10" (4.25m x 4.53m)**

With a bow bay window, double glazed windows to side elevation affording fine views and a central fireplace within recessed chimney breast with recessed slate hearth and incorporating a Clearview log burning stove and handsome fireplace surround.

From the Reception Hall a sectional glazed door leads to:

### **Dining Room 15' 0" x 13' 3" (4.58m x 4.03m)**

With an attractive fireplace and quarry tiled hearth, double glazed windows to side elevation, double glazed windows to rear elevation overlooking courtyard, radiator and exposed ceiling beams.

From the Rear Hall a panel door leads to:

### **Cloakroom**

With WC, pedestal wash hand basin, radiator, half tiled walls, tiled flooring and double glazed window.

From the Reception Hall a sectional glazed panel door leads to:

### **Open Plan Family Dining Kitchen and Living Area 28' 7" max x 14' 10" max (8.70m max x 4.53m max)**

#### **Kitchen Area**

Comprehensively equipped with a superb range of shaker style units comprising cupboards and drawers, handsome granite working surfaces, enamel twin bowl Belfast sink with mixer tap, integrated dishwasher, integrated dresser and display units, part tiled walls, slate tiled flooring, double glazed window affording fine West facing views over private grounds, exposed ceiling beams, radiator, integrated fridge and freezer, integrated double electric oven, four ring NEFF hob beneath chimney canopy and open access leads to:

#### **Living Area**

With a recessed fireplace incorporating a Clearview log burning stove, slate tiled flooring, radiator, wall light points, exposed ceiling beams, entrance affording lovely aspects to Garden Room and a sectional glazed door leads to:

### **Utility/Boot Room 9' 7" x 11' 1" (2.91m x 3.39m)**

With quarry tiled flooring, double glazed sectional door to courtyard, double glazed window, plumbing for washing machine, deep Belfast sink with mixer tap, wall mounted cupboards, central heating programmer and fitted cupboards incorporating shelving and railing.

From the Open Plan Living Family Dining Kitchen double doors lead to:

### **Garden Room 23' 2" x 19' 5" max (7.06m x 5.92m max)**

A delightful, spacious, superior room affording a stunning living and entertaining space with pitched ceiling incorporating Velux windows,



recessed ceiling lighting, glazed gable, slate tiled flooring with electric underfloor heating, hardwood double glazed double doors to patio terrace, hardwood double glazed double doors to gardens, double radiator and hardwood framed double glazed windows throughout.

#### First Floor Landing

##### Master Bedroom 15' 0" x 16' 1" (4.58m x 4.91m)

With exposed ceiling beams, fitted wardrobes incorporating railing and shelving, radiator, double glazed windows to side and rear elevation, fitted dressing table and a panel door leads to:

#### En Suite Shower Room

With a walk-in shower enclosure incorporating full height glazed screen and power shower over, wall mounted wash hand basin with mixer tap, WC, chrome towel radiator, tiled flooring, tiled walls, recessed ceiling lighting and double glazed window.

##### Bedroom Two 12' 3" x 12' 1" max (3.73m x 3.69m max)

With double glazed window to West elevation providing lovely views of tennis court and paddock, radiator and a panel door leads to:

#### En Suite Shower Room

With corner fitted shower incorporating sliding screen door, tiled shower enclosure and power shower over, pedestal wash hand basin, WC, chrome towel radiator, double glazed window to East elevation, radiator and a fitted linen/airing cupboard incorporating shelving.

##### Bedroom Three 13' 11" x 19' 5" max (4.25m x 5.91m max)

With double glazed windows to front elevation overlooking private front gardens, radiator and a panel door leads to a deep cupboard.

##### Bedroom Four 13' 11" x 18' 7" max (4.25m x 5.66m max)

With double glazed window to front elevation, radiator, recessed shelving and a deep built-in cupboard incorporating railing and shelving.

From the Landing steps descend to:

#### Inner Landing

With a panel door to:

From the Inner Landing a panel door leads to:

##### Bedroom Five/Home Office 8' 8" x 14' 4" (2.65m x 4.37m)

With double glazed window to West elevation providing lovely views, radiator, panel door to cupboard incorporating shelving and a further panel door leads to:



#### Further Inner Landing

With a panel door to:

#### Family Bathroom

With panelled bath, pedestal wash hand basin, WC, column radiator, corner fitted shower enclosure incorporating curved screen door and power shower over, tiled walls, tiled flooring and recessed ceiling lighting.

From Bedroom Five/Home Office a tiled panel door leads to:

##### Attic Suite 24' 1" x 34' 5" (7.33m x 10.48m)

Divided into two parts with exposed King truss, ceiling beams, purlins, Velux windows to South elevation and uPVC double glazed window to West elevation providing fine far reaching views. A superb versatile space for domestic storage, teenager suite or alternative usage.

#### EXTERNAL

##### Garage 1 15' 4" x 14' 8" (4.67m x 4.47m)

With hardwood door to front, light, power and a door to rear.

##### Garage 2 15' 4" x 14' 8" max (4.67m x 4.48m max)

With hardwood door to front, light, power, double doors to rear, personal door to rear and a staircase ascends to:

##### First Floor Suite 15' 4" x 29' 8" (4.67m x 9.05m)

Impeccably appointed with original exposed King truss, beams and purlins, double glazed hayloft windows to front and rear elevations, double glazed window to side elevation, light and power. This room currently serves as a games room but would suit a variety of potential usages. A panel door leads to:

#### Cloakroom

With WC and wall mounted wash hand basin with electric tap.

#### Gardens and Grounds

The Moorlands stands in a fine position upon Wybunbury Lane and is fronted by high neat hedging and delightful stocked gardens. A double entrance driveway sweeps to the garaging and to the front of the property. The grounds extend to approximately 5.1 acres with an extensive grassed field to just over 3 acres, separate orchard of 0.38 acres and extensive landscaped gardens, paved patio entertaining terraces and large decked terrace. A five bar gate stands between the house and the garaging and leads to a large enclosed courtyard area benefiting from a garden store room and further garden buildings and former stables. To the rear of the stables stands a former cattle byre providing excellent space for garden furniture/equipment storage. An extensive decked terrace stands to the rear of the property and enjoys sheltered aspects overlooking private gardens and The Copse. The

courtyard to the rear benefits from extensive paving throughout, bordered by low walling and benefits further from courtyard storage facilities. An extensive stone paved terrace stands to the rear of the Garden Room, bordered by paved path and walkway, overlooking formal gardens with a large timber garden summerhouse which overlooks a professional floodlit tennis court within high fencing, gardens and field.

#### Summerhouse

With light and power.

**Log Store 8' 10" x 13' 1" (2.68m x 4.00m)**

With window.

**Store Room 8' 9" x 13' 1" (2.66m x 4.00m)**

With window.

**Store Room 2 12' 10" x 16' 8" (3.91m x 5.07m)**

With window.

**Store Room 3 12' 2" x 13' 11" (3.71m x 4.24m)**

#### Tenure

Freehold

#### Services

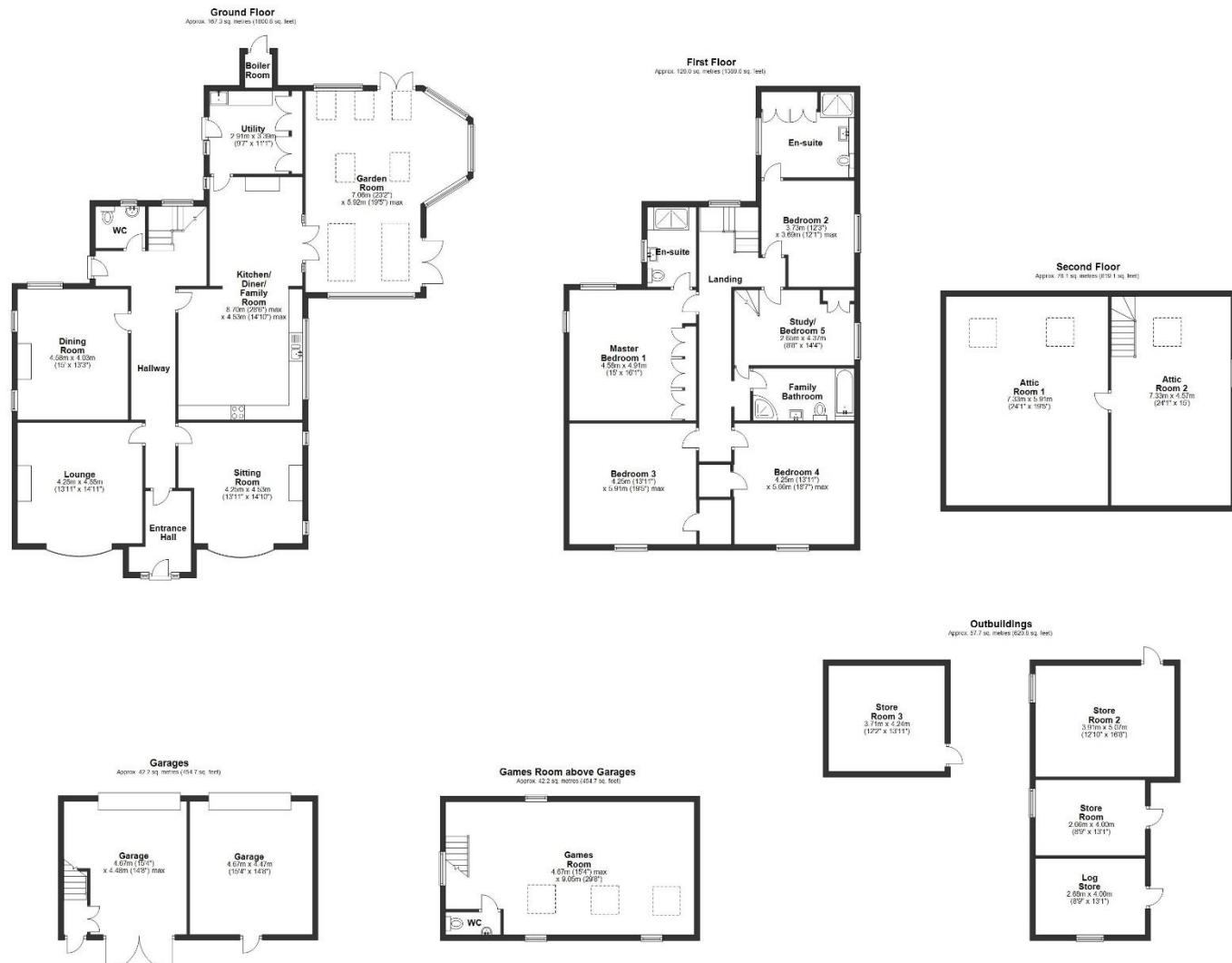
Oil fired central heating, mains water and electricity, private drainage.

#### Viewings

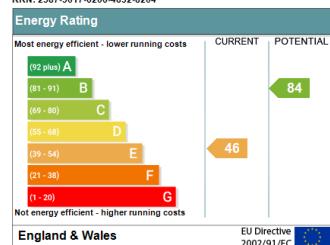
Strictly by appointment only via Cheshire Lamont Limited.

#### 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 to the T junction with Wybunbury Lane where The Moorlands faces you (white painted house).



Address: The Moorlands, Wybunbury Lane, Wybunbury, NANTWICH...  
RRN: 2587-3017-6206-4832-9204



For illustrative purposes only  
Plan 01



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](http://www.cheshirelamont.co.uk)

Chestnut Pavilion  
Taporley  
Cheshire CW6 0UW  
Tel: 01829 730700

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