



Acre Hill Cottage, Audlem Road, Hankelow CW3 0JE

CHESHIRE  
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An exceptional, highly individual detached residence situated on the periphery of the charming village of Hankelow and in extensive gardens with small paddock commanding stunning south facing views over rolling Cheshire countryside providing exceptional and elegant accommodation of significant design and appeal. NO CHAIN. Viewing highly recommended.

- A stunning and most individual country residence of exceptional appeal
- Affording outstanding design, character and features to 3250 sqft
- Within a superb highly sought after village location nearby to historic Audlem
- Standing in delightful established gardens and grounds to 0.83 of an acre including a separate half acre paddock
- Enjoying lovely south facing aspects over undulating Cheshire countryside
- Seamlessly combining original period character with superb ultra-modern features
- Reception hall, living room, study/sitting room, cloakroom and two bedrooms
- Outstanding vaulted open plan living space with bespoke handmade "Richard Baker" kitchen, utility room and boot room
- Principal bedroom suite with mezzanine balcony, luxurious en-suite bathroom with glazed gable and dressing room
- Three further bedrooms, further en-suite and family bathroom
- NO CHAIN, viewing highly recommended

#### Agents Remarks

Acre Hill Cottage exudes style, design and character with a superb range of luxurious fixtures and fittings throughout. The property has been comprehensively enhanced and extended to an outstanding standard offering impeccable, versatile accommodation. Hankelow is a lovely village that is well known for its range of period and calibre housing, village green with duck





pond, village hall and community owned White Lion Pub Restaurant and Hotel. The village sits between the charming South Cheshire village of Audlem and historic Nantwich.

### Property Details

A sweeping drive leads through electric gates within an attractive splayed pillared Cheshire brick gateway and continues over a handsome pebbled driveway with a path leading to a tiled pitched canopy porch with a sectional glazed panel door allowing access to:

### Glorious Reception Hall

A beautiful entrance to the property with an exposed spindle staircase ascending to first floor, attractive period style column radiator, tiled flooring, recessed ceiling lighting, under stairs cupboard and an oak panel door leads to:

### Bedroom Five 12' 11" max x 10' 8" (3.93m max x 3.25m)

Enjoying outstanding views over south Cheshire countryside via a uPVC double glazed window to front elevation, recessed ceiling lighting and radiator.

From the Reception Hall an oak panel door leads to:

### Bedroom Six 11' 2" max x 11' 3" (3.40m max x 3.43m)

With a uPVC double glazed window to side elevation, tiled flooring, fitted cupboard, recessed ceiling lighting, ceiling beam and radiator.

From the Reception Hall an oak panel door leads to:

### Cloakroom

With a vanity wash basin incorporating cupboard beneath, WC, half tiled walls, tiled flooring, recessed ceiling lighting, radiator and a uPVC double glazed window.

The Reception Hall continues to:

### Inner Hall

Enjoying delightful aspects over the rear gardens via aluminium framed doors and two uPVC double glazed windows, tiled flooring and an oak panel door leads to:

### Study/Further Sitting Room 13' 0" x 13' 8" (3.95m x 4.16m)

Beautifully appointed with lovely aspects to the front via a uPVC double glazed window, radiator, ceiling beams, wall light points and an original cast iron period fireplace upon stone hearth within attractive exposed pine surround.



The Inner Hall continues to:

#### **Semi-Vaulted Hallway**

With a staircase ascending to first floor, two Velux windows, tiled flooring, recessed ceiling lighting and an oak panel door leads to:

#### **Living Room 19' 1" x 14' 0" (5.81m x 4.27m)**

A stunning reception room with glorious aspects over south facing gardens and south Cheshire countryside via full width aluminium framed sliding doors, uPVC double glazed window, recessed fireplace incorporating a Clearview log burning stove, pelmet lighting, projection cinema system, dado rail, panelled walling and open access leads to:

#### **Superb Open Plan Living Family Dining Kitchen 23' 9" x 27' 10" (7.23m x 8.49m)**

An outstanding two storey room of exceptional appeal with a large galleried balcony landing area overlooking principal living areas enjoying outstanding aspects over south and west elevations towards Audlem.

#### **Living/Dining Area**

With full height Cheshire brick elevation, full height glazed elevation to the south, tiled flooring with underfloor heating, feature beams and recessed ceiling lighting.

#### **Kitchen Area**

Comprehensively equipped with a stunning range of handmade "Richard Baker" shaker style base and wall mounted units, attractive quartz working surfaces with complimentary upstands, large central dining island incorporating cupboards and drawers beneath, SMEG kitchen range within feature fireplace surround and with recessed hob over, pantry unit incorporating full height freezer and full height fridge, deep twin enamel sinks with mixer tap, panelled walling, tiled flooring with underfloor heating, recessed ceiling lighting, aluminium doors to outside, feature beams and open access leads to:

#### **Utility/Laundry Room**

With complimentary units to the kitchen, quartz working surfaces and upstands, deep twin enamel sinks with shower tap, plumbing for washing machine, utility cupboard incorporating intelligent lighting systems, glazed window, recessed ceiling lighting, double glazed doors to outside and a panel door leads to:

#### **Boot Room**

With handmade fitted cupboards incorporating shelving and railing, double glazed door to rear garden, tiled flooring with underfloor heating and a sliding door leads to:





### Boiler Room

With a Worcester oil fired central heating boiler and a pressurised vented cylinder system.

### Principal Suite Galleried Landing

A stunning galleried landing with feature beams, recessed ceiling lighting and an oak panel door leads to:

### Principal Bedroom En-Suite Bathroom

An extraordinary contemporary bathroom of outstanding style and design with a freestanding eggshell double ended bath incorporating shower tap to side, large walk-in shower enclosure with glazed screen, part tiled walls, tiled flooring with underfloor heating, WC, twin vanity wash basins incorporating drawers beneath, contemporary towel radiator, double glazed elevation overlooking stunning countryside, Velux window, two built-in eaves level cupboards and recessed ceiling lighting.

From the Galleried Landing an oak panel door leads to:

### Principal Bedroom Suite 14' 8" x 14' 5" (4.48m x 4.40m)

Impeccably appointed with a uPVC double glazed eaves window to south elevation, radiators, fitted eaves level cupboards and drawers, built-in double wardrobe incorporating railing and shelving, recessed ceiling lighting and an oak panel door leads to:

### Walk-In Dressing Room

Fully appointed with wardrobe units incorporating railing and shelving, recessed ceiling lighting and uPVC double glazed window.

From the Principal Bedroom an oak panel door leads to:

### Main Landing

With a partially vaulted ceiling, recessed ceiling lighting and an oak panel door leads to:

### Bedroom Two 9' 2" x 10' 1" (2.80m x 3.08m)

With a uPVC double glazed eaves window to front elevation, radiator and full width fitted wardrobes incorporating railing, shelving and drawers.

From the Landing an oak panel door leads to:

### Family Bathroom

Beautifully appointed with a tiled panel bath incorporating shower over, WC, pedestal wash basin, uPVC double glazed eaves window to front elevation, tiled flooring, part tiled walls, recessed ceiling lighting, door to linen cupboard and chrome towel radiator.



From the Landing an oak panel door leads to:

### Bedroom Three 13' 0" x 10' 9" (3.95m x 3.27m)

A spacious room with a uPVC double glazed eaves window to west elevation providing super views over the Peckforton and Beeston Hills, uPVC double glazed window to front elevation, recessed ceiling lighting, radiator and a painted oak panel door leads to:

From the Landing an oak panel door leads to:

### Bedroom Four 10' 8" x 14' 3" max (3.26m x 4.34m max)

With a uPVC double glazed eaves window enjoying lovely views over countryside, radiator, fitted double wardrobe, radiator, recessed ceiling lighting and an oak panel door leads to:

### En-Suite Shower Room

With a corner fitted shower cubicle, WC, pedestal wash basin, uPVC double glazed window, chrome towel radiator and part tiled walls.

### Externally

The property stands in a superb position within the charming village of Hankelow and nearby to historic Audlem. Approached through attractive gates an impressive sweeping pebble drive leads through the front gardens to extensive parking. A lawned garden extends to the south elevation of the property and a field gate from the drive allows access to a enclosed fenced half acre paddock. The house benefits from impressive illuminated patios and terracing and a courtyard extends to the rear of the house. The gardens adjoin equestrian fields and overlook delightful south Cheshire countryside.

### Tenure

Freehold.

### Services

Oil fire central heating, septic tank, mains water and electricity (not tested by Cheshire Lamont).

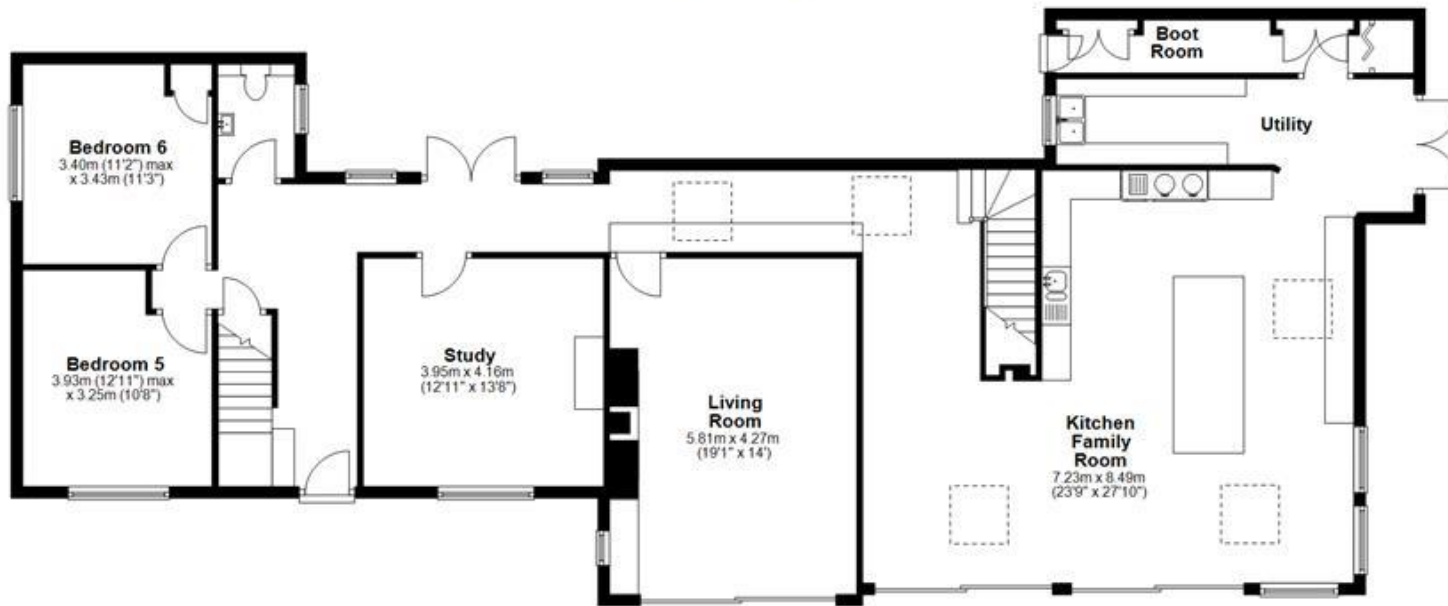
### Viewings

Strictly by appointment only via Cheshire Lamont.

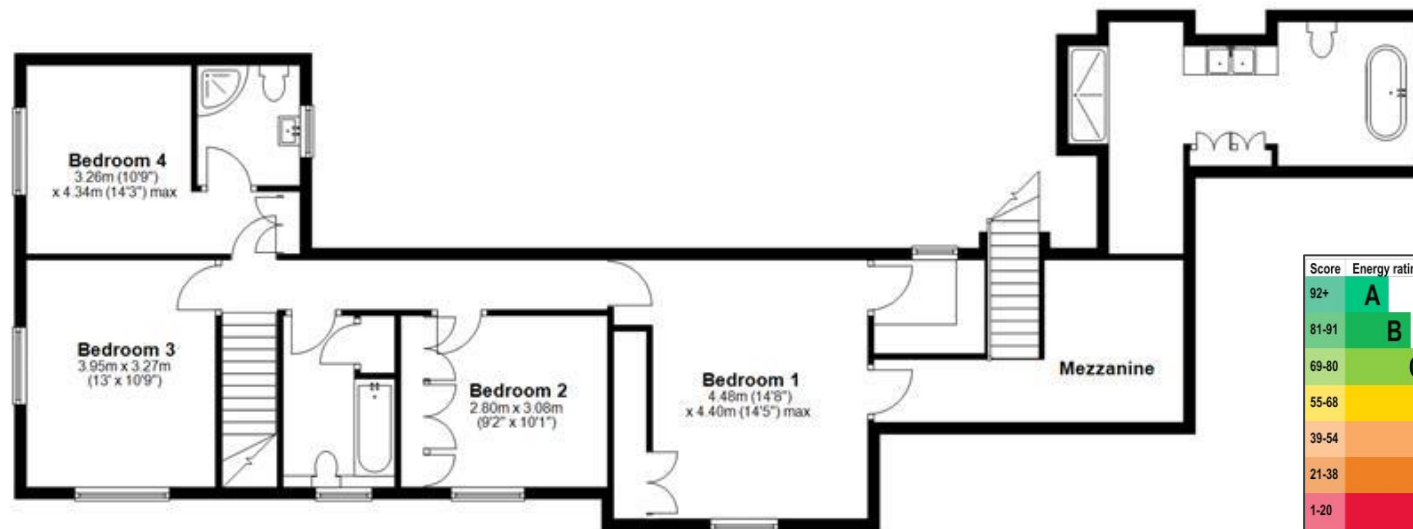
### Directions

From Nantwich proceed along Wellington Road, onto Audlem Road and continue towards Audlem. Enter Hankelow village, past the renowned White Lion Gastro Pub and the house is situated just past the village Green and duck pond and is the last on the left hand side.

Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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