



“Chamberlain House”, Chamberlain Court, Betley CW3 9GB

CHESHIRE
LAMONT



A simply exquisite modern detached individual residence of extraordinary design and appeal, elegantly appointed throughout to impeccable standards over three floors affording significant character accommodation, gate lodge for versatile usage and garaging house to 6841 sqft overall. Standing in extensive established private gardens and grounds to 0.8 of an acre with woodland and rural views, situated in the historic village of Betley.

- A truly exceptional modern detached residence
- Standing in delightful established undulating grounds and gardens with woodland and rural aspects
- Within the highly sought after historic village of Betley, nearby to M6 and Crewe railway station
- Affording stunning stylish accommodation of considerable appeal arrayed over three floors
- Designed, appointed and presented throughout to an impeccable standard
- Providing overall accommodation to 6841 sqft including detached gate lodge offering versatile usage and garaging
- Twin ornate pillared double gateways, two storey columned portico
- Extensive balustraded stone paved veranda terrace, garden bbq house, lift within main residence
- Gracious and spacious orangery, main kitchen with adjoining preparatory kitchen, housekeeping room
- Two storey circular galleried splayed stair reception hallway with hotel style lift to first floor

Agents Remarks

Chamberlain House is a most handsome individually designed and impressively constructed residence of the highest calibre and has been subsequently further enhanced and appointed to an impeccable standard throughout providing delightful accommodation of significant appeal within a small select courtyard setting with a grand twin gated approach incorporating electrically operated ornate wrought iron gates and a most handsome two storey columned facade. The courtyard is situated in the centre of this charming village and affords superior aspects over private gardens, grounds and open countryside. Betley is a very well regarded village in North Staffordshire close to the Cheshire border and provides shop and post office, renowned



public houses, junior schooling and a church and is surrounded by delightful countryside providing a range of leisure pursuits.

Property Details

A handsome pitched columned two storey facade with extensive stone approach and Georgian coaching lamp leads to a superior panelled door within surround leading to:

Reception Hall

A stunning entrance to the property with a splayed spindled Oak railed staircase ascending to a large circular galleried landing with a central arched window, beautifully appointed with fitted plantation shutters and entry phone system. The property benefits from a professional hotel sized lift to the first floor.

Cloakroom

With Louie style enamel sink upon stand, WC, fitted plantation shutters and porcelain tiled flooring.

From the Reception Hall Oak double doors lead to:

Principal Reception Room 27' 6" x 20' 9" (8.38m x 6.32m)

An impeccably appointed principal reception room of superb proportions affording outstanding aspects over the rear gardens and large terrace via double doors, windows to side and rear elevations incorporating fitted plantation shutters and high moulded coved ceiling.

From the Reception Hall double doors lead to:

Sitting Room 15' 4" x 12' 0" (4.67m x 3.66m)

With a handsome marble fireplace, hearth and surround incorporating a living flame gas fire and windows to front elevation incorporating fitted plantation shutters.

From the Reception Hall double doors lead to:

Principal Kitchen 19' 0" x 15' 0" (5.79m x 4.57m)

An impeccably appointed kitchen, comprehensively equipped with a stunning range of handmade units, granite working surfaces, large central island incorporating cupboards and drawers, integrated wine rack, corner fitted cabinet, under slung one and a half bowl sink unit with mixer tap, built in microwave, built in steam oven, commercial grade two door integrated fridge and freezer, dresser unit, attractive aspects over rear gardens and folding double shutter doors leads to:

Orangery/Garden Room 26' 0" x 15' 0" (7.92m x 4.57m)

A sensational room of outstanding design with porcelain tiling throughout in classic Georgian style and affording stunning aspects over large terrace and gardens beyond.



From the Principal Kitchen an Oak door leads to:

Gentlemen's Room 15' 0" x 13' 9" (4.57m x 4.19m)

With full height and width handmade units incorporating shelving and entertainment systems including articulated television and windows incorporating plantation shutters to front elevation.

From the Principal Kitchen an Oak door leads to:

Preparatory Kitchen 18' 1" x 11' 0" (5.5m x 3.35m)

Impeccably appointed with an electric fired five door AGA, base and wall mounted units, extensive working surfaces, fitted wardrobe cupboards twin bowl enamel sink, tiled flooring, sitting area with windows to rear affording aspects over large terrace and door to outside and leads to:

Side Entrance Hall

With a vaulted gallery, staircase ascending to housekeeping room, under stairs cupboard and a door leads to:

Cloakroom (2)

With WC, washstand with cupboards beneath and chrome radiator.

First Floor Housekeeping Room

With eaves window to front elevation, double doors to rear leading to outside balustrade and railed patio terrace, tiled flooring, wall mounted cupboards, fitted enamel sink with cupboards beneath, plumbing for automatic washing machines and partially vaulted ceiling.

Gracious First Floor Galleried Landing

With windows to front elevation incorporating fitted plantation shutters, access to lift, outstanding aspects over private rolling rear gardens, countryside and woodland via large arched window with windows either side, a doorway to inner staircase ascending to second floor and double doors lead to:

Master Bedroom Suite 17' 0" x 15' 6" (5.18m x 4.72m)

The Master Bedroom area is impeccably arrayed and appointed with halved stone fireplace surround and raised hearth incorporating living flame gas fire, windows to rear elevation incorporating fitted plantation shutters overlooking rear gardens and woodland, window to side elevation incorporating fitted plantation shutters and an Oak door to:

Dressing Room 15' 4" x 12' 0" (4.67m x 3.66m)

With full height fitted wardrobes with sliding screen doors incorporating railing and shelving and windows to front elevation incorporating fitted plantation shutters.



From the Master Bedroom area an Oak door leads to:

En Suite Bathroom

Beautifully styled with freestanding bath incorporating tower column taps to side, contemporary "his and hers" sinks, WC, fully tiled walls, tiled flooring, chrome radiator and large walk in shower cubicle with full height screens and overhead shower incorporating body jets.

Bedroom Two 15' 5" x 15' 3" (4.70m x 4.65m)

With windows to rear elevation providing superior aspects, window to side elevation, built in wardrobe and a door leads to:

En Suite Shower Room

With full width shower cubicle incorporating overhead shower, niches, fully tiled walls, tiled flooring, WC and wash hand basin.

Bedroom Three 15' 4" x 10' 2" (4.67m x 3.10m)

With windows to front elevation incorporating fitted plantation shutters, double built in wardrobe and a door leads to:

En Suite Shower Room (2)

With walk in shower cubicle incorporating overhead shower, chrome radiator, wash hand basin, WC, tiled flooring and fully tile walls.

Stairs ascend from the Inner Landing to:

Second Floor Living/Landing Area 30' 0" x 17' 9" (9.14m x 5.41m)

With eaves window to rear elevation, windows to front elevation, Heritage rooflight to front elevation, partially vaulted ceiling incorporating lighting and an Oak panel door leads to:

Guest Suite (Bedroom Four) 22' 0" x 15' 6" (6.71m x 4.72m)

With fitted wardrobes, eaves window to front elevation and open access leads to:

Bathroom

With panelled bath, vanity wash hand basin, WC, part tiled walls, Heritage rooflight to side elevation and door leads to large storage loft.

From the Second Floor Living/Landing Area a door leads to:

Bedroom Six/Home Office 23' 0" x 15' 5" (7.01m x 4.70m)

Beautifully appointed with full width and height fitted cupboards incorporating shelving, display cupboard and recessed ceiling lighting.

Bedroom Five 15' 6" x 10' 2" (4.72m x 3.10m)

With eaves window to front elevation and fitted low level cupboards incorporating shelving.



External

Two Ornate Wrought Iron Pillared Double Gates to front.

Gate Lodge/Studio 18' 6" x 17' 0" (5.64m x 5.18m)

A superb detached lodge offering extremely versatile usage including home gym, office or granny accommodation. With windows to side and rear elevations, fitted cupboard and a panelled door leads to:

Kitchen 8' 3" x 8' 0" (2.51m x 2.44m)

With built in electric oven, four ring hob, filter canopy, single drainer sink unit with mixer tap, cupboards and drawers.

Shower Room

With corner fitted shower, vanity wash hand basin, WC and Herringbone flooring.

The Lodge benefits from steps leading to double doors to a large storage area beneath the Lodge.

Double Garaging 26' 0" x 17' 10" (7.92m x 5.44m)

With overhead storage provision, fitted sink, light, power and rear personal door.

Gardens and Grounds

A gravelled area to the side of the property provides excellent additional hardstanding and parking facilities and steps ascend to a large paved veranda terrace at the rear. A paved approach leads to enclosed bin and garden stores and to a lawned area providing lovely access to undulating landscaped lawned rear gardens with an abundance of specimen plants, trees and shrubs within formed flowerbeds and borders. The gardens enjoy outstanding fine South West facing rural aspects over established woodland and farmland and border a flowing stream at the bottom. The gardens further benefit from entertaining areas with a large raised paved veranda terrace with central steps leading down to the lawned garden and to a purpose built BBQ entertaining cabin.

Services

All main services are connected by Cheshire Lamont.

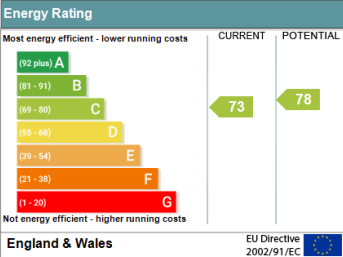
Viewings

Strictly by appointment only via Cheshire Lamont.

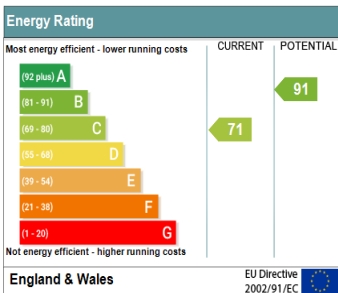
Directions

From Nantwich proceed out of town along A500 towards the M6 motorway and turn right towards Betley and Newcastle under Lyme proceed past Wychwood Park and continue for two miles into Betley Village. Chamberlain House is prominently situated in the centre of the village on the right hand side.

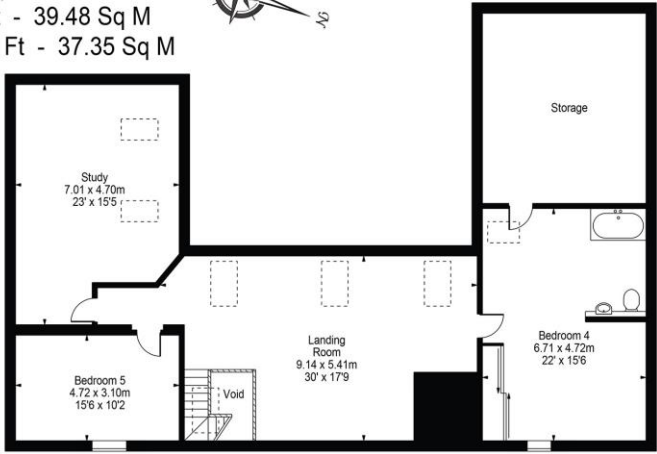
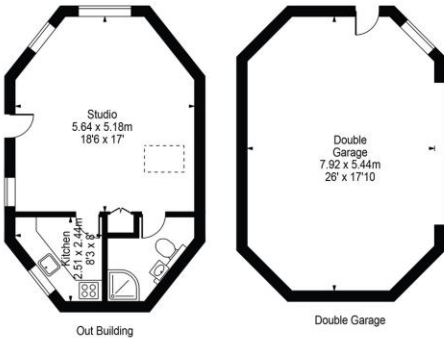
Address: Chamberlain House, Chamberlain Court, Betley, CW3 9GB
RRN: 3439-5422-9000-0745-1296



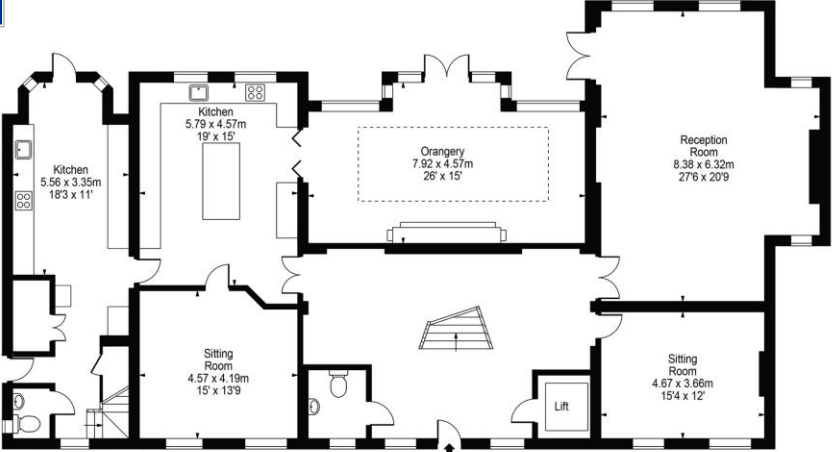
Address: The Lodge, Chamberlain House, Chamberlain Court, Betley,...



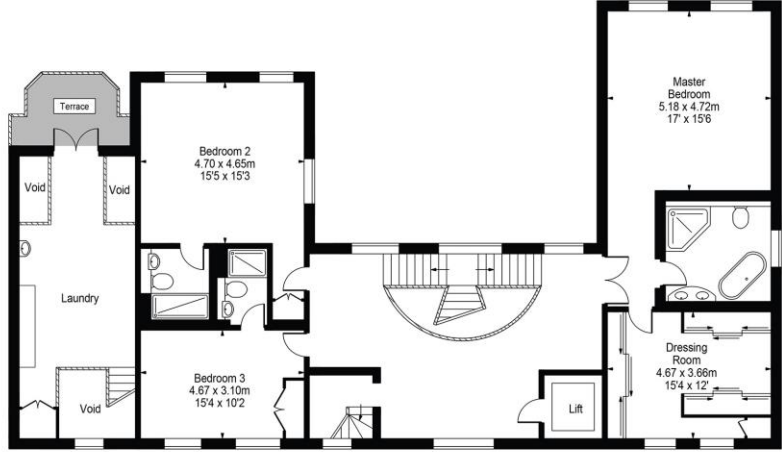
Chamberlain House, CW3
Approx. Total Internal Area 6841 Sq Ft - 635.55 Sq M
(Including Garage, Out Building & Excluding Void)
Approx. Gross Internal Area Of Garage 425 Sq Ft - 39.48 Sq M
Approx. Gross Internal Area Of Out Building 402 Sq Ft - 37.35 Sq M



Second Floor



Ground Floor



First Floor

This floorplan is for identification purposes only and is not intended to form part of any offer or contract.
All measurements are approximate and should not be relied upon for fixtures or furnishings.
measured according to RICS guidelines. Produced by www.propertyshots.co.uk



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
Tarporley
Cheshire CW6 0UW
Tel: 01829 730700

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