



'HIGHFIELDS HOUSE' | ASTON JUXTA MONDRUM | NANTWICH | CHESHIRE | CW5 6DU | GUIDE PRICE £1,125,000



‘Highfields House’,

Aston Juxta Mondrum, Nantwich, Cheshire, CW5 6DU

IN EXCESS OF 5000 SQ FT OF SENSATIONAL ACCOMMODATION

Resplendent, imposing and substantial, the fine country residence has a wonderfully elegant blend of quality modernity with classic features. The sublime interiors extend through the large principal residence to the two charming one bedroom annexes which are highly successful holiday rental accommodations, though would be well suited for multi generational living if required.

Boasting expansive well proportioned rooms with high ceilings, in brief the property features; Reception hall with original Minton tiled floor, Kitchen Breakfast Room, Dining Family room, Living Family room, cloak/Boot Room, Snug/Library, Study/Playroom, Boiler room, Cellar, Utility Room and Separate WC. Galleried First Floor Landing with excellent view, master Bedroom (suite) One and En-suite, Bedroom Two and En-suite, Bedroom three, Bedroom Four, Bedroom Five, Bedroom Six, Immaculate Family Bath and Shower Room.

External separate access to 'The Hare' and 'The Fox'. Both properties feature open plan Living Kitchen and first Floor Bedrooms with En-Suites, each features a private garden with parking and EV charger.

The gardens surrounding the impressive property extend to approximately half an acre and are immaculately landscaped with veranda, expansive driveway and excellent timber built double garage with separately accessed Office/Gym/Bar with Separate WC. Magnificent chic double glazing throughout and LPG central heating.

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED





DRIVEWAY VISTA OVER THE CANAL

DIRECTIONS

Please use the SATNAV postcode CW5 6DX.

The entrance driveway will be located on the left hand side just beyond the sign for the Marina.



LOCATION – ASTON JUXTA MONDRUM

Aston Juxta Mondrum is a charming hamlet with glorious countryside surrounding it, it adjoins the pretty village of Worleston which lies approximately 2 miles North of Nantwich being a small semi rural village with a popular village store, primary school, church & community hall and of course being surrounded by glorious fields and countryside. The historic & popular market town of Nantwich is within a short drive and of course caters for all residents needs. The incredibly pretty & characterful country pub within walking distance; 'The Royal Oak' has been comprehensively refurbished.

NEARBY NANTWICH TOWN

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. Nantwich in Bloom in November 2015 was delighted to have once again scooped the prestigious Gold award from the Britain in Bloom competition. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings. The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent trains from Crewe railway station link Cheshire to London-Euston in only 1hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.





AGENTS NOTE:-

Since purchasing the property the present vendors have substantially restored and significantly enhanced the exceptional period property. The sympathetic improvements have allowed the vendors to create an inspiring naturally light home with contemporary flair.

Noteworthy improvements include:-

- Rewiring and new consumer units (newly fitted underground power supply)
- New LPG heating system (tank sunken in the garden)
- New sewerage treatment plant and drains (compliant with new regulations)
- Re-roofed and under felted
- CCTV fitted, new double glazed windows, doors and bi-folds
- Damp course and wood treatment completed, re-plastered throughout
- Flooring and carpets fitted
- 'The Fox' and 'The Hare' have a consumer unit linked to the plant room and have been fitted with integrated appliances.
- all areas have hard wired smoke detectors, with the plant room housing the heating and hot water system for the main house and an independent identical system for the annexes.
- Electric car charge point for the annexes is fitted to the rear fence within the parking area.

The works carried out are Building Regulations compliant.



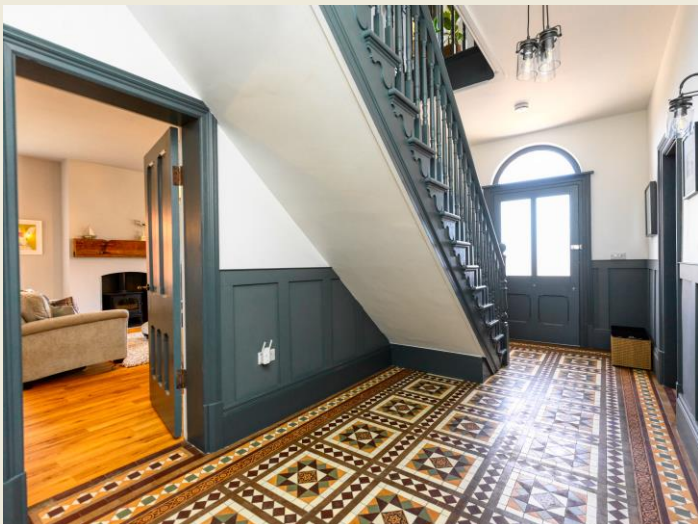


THE ACCOMMODATION:-

With approximate dimensions, comprises;

RECEPTION HALL

A most impressive and vast entrance featuring an exquisite 'Minton' tiled floor and stairs rising to the first floor. The refined complimentary colour scheme features bold grey painted panelling and architraves and there are numerous light points. 2 Hard wired smoke detectors.





**KITCHEN OPENING TO THE DINING FAMILY ROOM
(19'4" x 16'1")**

Beautifully designed and impeccably appointed, the wonderfully light room affords an excellent front aspect. Of a very generous size, there is an oversize island unit with stunning pale white & blue grain granite worktop fitted with 'Neff' induction hob/5 zones giving excellent flexibility, under mounted 'Franke' sink and mixer tap. Chic Ink Blue & pale Grey coloured distinctive solid wood units. Additional appliances include; Neff dishwasher, Neff double oven, Neff microwave/oven with warming drawer. Recess space for American style fridge freezer. solid oak worktop to the coffee area and shelves. Ceiling mounted zoned lighting and the most divine inspirational wall mural. Richly coloured wood floor, distinctive contemporary ceiling lighting. Beautiful bay window with the perfect space for table and chairs. Vertical contemporary radiator. One hard wired heat detector.





DINING FAMILY ROOM (10'10" x 24'7")

The kitchen breakfast room opens to the stunning dining family room which is bathed in an abundance of natural light and enjoys a glorious view over the gardens and fields beyond. Continuation of the wood floor. Ceiling light points. Two contemporary vertical radiators. UPVC double glazed bi-fold doors opening to the garden. Charming wood burning stove upon slate hearth with inset timber mantel over. TV point.



FAMILY LIVING ROOM (19'4" x 16'1")

An impeccably decorated room being generously proportioned and enjoying a super front outlook. Ceiling light point. Wood burning stove upon slate hearth with feature inset. Timber mantel over. Bay to front with UPVC double glazed windows. Wall light points. TV point. Beautiful wood floor. Side window. Two radiators.







SNUG (9'10" x 12'6")

Ceiling light point. Richly coloured three quarter wall panelling and matching feature wall. UPVC double glazed window. Wall light points. Charming fire surround and tiled hearth. Radiator. Wall mounted TV point. Continuation of the wood flooring. The room is presently used as a cosy snug/Library but could be used in various ways.

STUDY / PLAYROOM (12'6" x 12'10")

An excellent versatile space with two ceiling light points. Attractive timber beam. UPVC double glazed window. Wood floor. Painted bespoke built seating. Door to the boiler room (wall mounted boiler for Highfield House and the Hare/The Fox). Door to the cellar.



CELLAR (11'3" x 11'2")

BOILER ROOM

The boiler room houses the consumer unit, CCTV hard drive, two boilers, two tanks, SKY TV connection, WIFI & broadband. There are two heating systems (one for the main house & one for the holiday lets), both being controlled from the main property itself. Note; The vendors have been notified that ultra fast broadband has been scheduled to be installed in the area within the next few months.

UTILITY / LAUNDRY ROOM (8'0" x 5'11")

Immaculately appointed with light point. Part tiled walls. Wooden work surface with inset stainless steel sink unit and mixer tap. Base cupboard. Radiator. Stunning tiled floor. Space and plumbing for washing machine and tumble dryer. Door to the WC.



CLOAKROOM – SEPARATE WC

Low level WC. Wash hand basin. Ceiling light point. UPVC double glazed window. Complementary stunning wall mural.



CLOAKS / BOOT ROOM

Ceiling light point. UPVC double glazed window. Radiator.
Continuation of the wood floor. Ample space for coats, shoes etc.



GALLERIED FIRST FLOOR LANDING

With an extremely impressive tall ceiling and superb view to the front. Feature contemporary light fitting and wall light points. Chic grey painted woodwork including wall panelling. UPVC double glazed window. Loft access. Radiator and painted cover. Two hard wired smoke detectors.

FAMILY BATH & SHOWER ROOM (12'6" x 6'7")

Sleek in style and fittings the room is elegantly appointed with contemporary black coloured details. Corner shower with sliding doors and black mains shower (fully tiled where visible). Contemporary double end bath with black coloured mixer tap. Low level WC. Angular wash hand basin with black coloured mixer tap and tiled splashback. Recessed ceiling spotlights. UPVC double glazed window. Radiator. Highly attractive flooring. LED demister mirror.





MASTER BEDROOM SUITE (ONE) (19'4" x 16'1")

Impactful with vast luxurious space and beautiful view to the front. The extremely impressive room certainly exudes laid back glamour and sheer elegance. Ceiling light point. Wall light points. Fitted wardrobes. Decorative period cast iron fireplace with painted surround and tiled hearth. Bay with windows to the front. Two radiators. Wall with wall light points and side access open to the superb en-suite shower room.

ENSUITE SHOWER ROOM

Walk in shower with black coloured mains shower. Low level WC. Wash hand basin with black coloured mixer tap and tiled splashback. LED ceiling spotlights. Radiator. Attractive flooring. LED demister mirror.





BEDROOM SUITE (TWO) 19'4" X 16'1"

Of a similar proportion to the master bedroom suite, again the room is very elegantly appointed and enjoys the same super views. Ceiling light point. Wall light points. Decorative period cast iron fireplace with tiled inset, fire surround and pretty tiled hearth. Fitted wardrobes. Bay with UPVC double glazed windows. Radiator. TV point. Wall with wall light point and side access open to the superb ensuite shower room.

ENSUITE SHOWER ROOM

Walk in shower with black coloured mains shower. Low level WC. Wash hand basin with black coloured mixer tap and tiled splashback. Recessed ceiling spotlights. Radiator. Tiled walls and attractive flooring. LED demister mirror.





BEDROOM THREE (14'9" x 16'5")

Superbly proportioned with distinctive and highly attractive soft grey coloured three quarter height wall panelling to one wall. Ceiling light point. Radiator and cover. Wall light point. UPVC double glazed window to the side. Period decorative fireplace. Attractive feature wall papered wall. TV point.



BEDROOM FOUR (11'6" x 11'6")

Ceiling light point. Radiator. UPVC double glazed window.



BEDROOM FIVE (8'2" x 12'9")

Ceiling light point. Radiator. UPVC double glazed window.

BEDROOM SIX (7'11" x 9'6")

Ceiling light point. Radiator. UPVC double glazed window.



EXTERIOR - GARDENS & GROUNDS APPROX HALF AN ACRE

Approached over an extensive drive which leads to Highfields House & holiday let accommodation, Highfields Barns & The Piggery. Gated entrance opening to the expansive driveway which provides a vast space for parking & turning around the attractive circular brick raised bed.

Please note, The Piggery stands discreetly to the rear of Highfields House & has right of access over the driveway to the right hand side. The landscaped gardens have been meticulously created & feature large lawns, an incredibly pretty wild flower meadow with planted Orchard featuring approx. 12 fruit trees. Structured planted borders, pathway with borders & seating area enabling full enjoyment of the simply divine location.

The Veranda offers a sheltered seating area & with the swinging seat is ideal for cosy evening entertaining etc.

There is various lighting fitted throughout the garden & CCTV.

TIMBER BUILT DETACHED DOUBLE GARAGE (19'0" x 20'0")

Recently constructed & of high quality, the solidly built garage has light, power & double opening doors.

SEPARATE OFFICE / GYM ETC (14'1" x 9'2")

Side door, window overlooking the wild flower meadow & vista beyond, power & light. Door to the WC.

SEPARATE WC

Low level WC, wash hand basin.

EPC RATING: C

COUNCIL TAX BAND: G

Note, holiday let accommodation have business rate relief, ie exempt.



'THE HARE' & 'THE FOX'
(INDEPENDENT HOLIDAY LET ACCOMMODATION)

With their own front doors, the utterly charming one bedroom properties have been styled just as impeccably as the main residence itself. Presently the highly successful holiday lets offer exacting places to relax and unwind and within a very short time frame have received outstanding reviews. Prospective purchasers may be looking for a unique 'multi generational' living opportunity where some members of the family need independence but also wish to be close the main property etc.

The rare and exciting opportunity offers plenty of scope for a variety of buyers.

The legal change of use from residential accommodation to holiday let accommodation was completed via Cheshire East Council & of course could be reverted, if required.

'THE HARE' OPEN PLAN LIVING KITCHEN DINER (17'1" x 14'5")
'THE HARE' BEDROOM (17'1" max x 15'1")
'THE HARE' ENSUITE

'THE FOX' OPEN PLAN LIVING KITCHEN DINER (9'10" x 14'9")
'THE FOX' BEDROOM (10'2" x 10'6")
'THE FOX' ENSUITE

NOTE:- Furniture & furnishings are available by separate negotiation.

SERVICES

All mains water and electricity are connected or available locally (subject to statutory undertakers costs & conditions). Private drainage system (2021 compliant water treatment plant). LPG central heating. NOTE: No tests have been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services.

TENURE

Freehold with vacant possession upon completion (Subject to Contract).

VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410 E-mail: nantwichsales1@wrightmarshall.co.uk. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

SALES PARTICULARS & PLAN/S

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

COPYRIGHT & DISTRIBUTION OF INFORMATION

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the Agent's/website owner's express prior written consent.



ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.

MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.





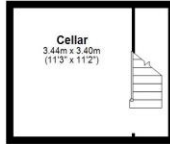






Cellar

Approx. 153 sq metres (1659 sq feet)



Ground Floor

Approx. 2094 sq metres (22543 sq feet)



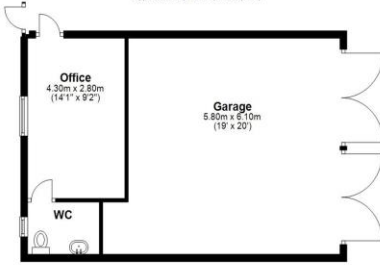
First Floor

Approx. 1915 sq metres (20818 sq feet)



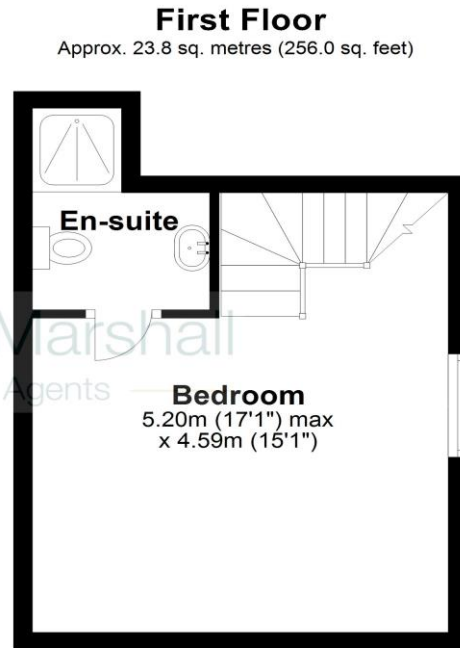
Garage

Approx. 522 sq metres (5619 sq feet)

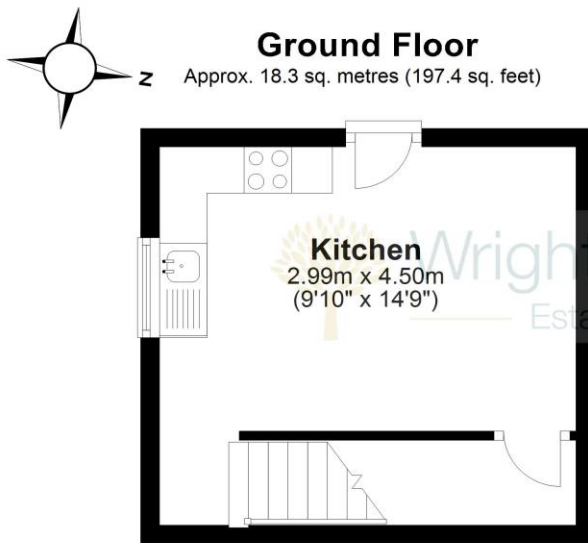


Highfield House

HIGHFIELDS HOUSE, 'THE HARE' & 'THE FOX'



Total area: approx. 46.7 sq. metres (502.2 sq. feet)
The Hare



Total area: approx. 34.8 sq. metres (375.0 sq. feet)
The Fox