



Wright Marshall
Estate Agents

**BROOK HOUSE, BIRDS LANE, BUNBURY,
TARPORLEY, CW6 9PU**

£1,300,000



A substantial detached house with detached bungalow set in gardens and land of 5.73 acres.

Lot 1 - Brook House, Gardens and Land extending to 3.42 Acres

Lot 2 - Old Stables extending to 2.31 acres

The sale of Brook House and the Old Stables provides purchasers with an outstanding opportunity to acquire a property set in 3.42 acres as shown on the attached plan.

The principal house comprises a substantial four bedroom, 4 reception room detached house ready for immediate occupation and includes garaging, gardens and land. The land offers complete protection with two paddocks adjoining Birds Lane and two paddocks situated to the east of Brook House, all of which is laid to pasture, ideal for cropping grazing for agriculture or equestrian use.

An inspection is strongly recommended.

LOCATION

Bunbury is located just under four miles to the South of Tarporley. It is well known as one of the most picturesque villages in Cheshire, surrounded by beautiful countryside. Within the village there are facilities catering for a wide range of everyday requirements. Of particular note is Bunbury Primary School that enjoys a longstanding reputation for academic excellence and is supported by the Worshipful Company of Haberdashers. Bunbury Primary School also feeds into Tarporley High School. There is also a new children's play park. Other amenities include a thriving co-operative convenience store, superb village butcher and fish and chip shop. Tilly's café is open seven days a week and has become a popular and well regarded hub of the community. The state of the art medical centre is located in a central position within walking distance of all parts of the village. The natural beauty and history of the village is perfectly encapsulated by St Boniface Church an architecturally stunning building that dates back over 1,000 years. The Church is very well supported, has an active congregation and strong links with the Methodist Church, also located in the centre of the village. In terms of recreation, there are both cricket and tennis clubs whilst there are two public houses the Nags Head and the highly regarded Dysart Arms, which has its own garden and overlooks the historical Parish Church. The nearby village of Tarporley provides a wider range of amenities and the whole area is well placed for the business traveller with many commercial centres including Manchester, Liverpool, Crewe, Warrington and Nantwich, all being found within comfortable commuting distance. Furthermore it should be noted that Crewe Railway Station and Manchester and Liverpool Airports can all be found within reasonable travelling time. Nearby road links include the A49, A483, M6, M56 and M53.

BROOK HOUSE

Brook House comprises a detached country house, the original dating back to the mid 1800's with later additions and offers extremely appealing accommodation of character and appeal. There are three good size reception rooms in addition to the breakfast kitchen, conservatory and utility while at first floor the master bedroom has ensuite dressing room and bathroom as well as three further double bedrooms and family bathroom.

Attached is the double garage and the detail of the accommodation is as follows.

ENCLOSED ENTRANCE HALL

5'11" x 8'2" (1.80m x 2.49m)

With part glazed entrance door. Oak floor. Electric heater. Leading to the dining room.

DINING ROOM

11'9" x 16'5" (3.58m x 5.00m)

Beamed ceiling. Three wall light points. Night storage heater. Staircase to first floor.



KITCHEN

9'9" x 16'5" (2.97m x 5.00m)

Comprehensively fitted with high quality modern units including base units with cupboards and drawers. Franke single drainer one and half sink unit. The appliances include the Neff built in base double ovens, five ring ceramic hob and stainless steel extractor hood and splashback over. Separate fridge freezer. Tiled splashback to worktop surrounds. Painted beamed ceiling. Night storage heater. Open to breakfast room.



BREAKFAST ROOM

9'9" x 9'3" (2.97m x 2.82m)

With French doors to outside. Radiator. Opening to utility room.



UTILITY ROOM

9'9" x 7'9" (2.97m x 2.36m)

With matching units to the kitchen including Franke single drainer sink unit. Space and plumbing for washing machine. Space for stand up fridge freezer. Built in broom/cloaks cupboard with hanging rail and shelving. Glazed door to outside.

SITTING ROOM

12'9" x 17'6" (3.89m x 5.33m)

With feature brick fireplace with cast iron wood burning stove with wood mantel. Beamed ceiling. Oak boarded floor. UPVC patio double glazed sliding doors to rear garden.



CONSERVATORY

10'11" x 12'6" (3.33m x 3.81m)

With access from the sitting room and living room. Dwarf walls and UPVC double opening doors to rear garden.



LIVING ROOM

14'4" x 23'11" (4.37m x 7.29m)

Windows to front and patio double glazed sliding doors to the conservatory. Cast iron wood burning stove. Four wall light points. Night storage heating. Heavily beamed ceiling.



STUDY

6'6" x 9'8" (1.98m x 2.95m)

Laminate wood floor. Windows to rear. Beamed ceiling.

FIRST FLOOR

LANDING

12'0" x 6'7" (3.66m x 2.01m)

With access to roof space.

MASTER BEDROOM

12'0" x 17'6" (3.66m x 5.33m)

Radiator. Two wall light points. Fitted wall length floor to ceiling wardrobes with mirrored sliding doors to front. Access to dressing area. Rear window with far reaching views.



DRESSING AREA

With further range of full wall length floor to ceiling wardrobes with mirrored sliding doors, one housing hot water cylinder and with fitted shelving. Night storage heater. Access to roof space.

EN-SUITE BATHROOM

10'0" x 8'11" (3.05m x 2.72m)

Comprising free standing bath with mixer tap and shower attachment. Tiled shower cubicle. Vanity unit. Laminate floor. Part tiled walls. Towel rail, radiator.



FAMILY BATHROOM

10'0" x 10'3" (3.05m x 3.12m)

White suite comprising panelled bath with separate shower over and shower screen. Pedestal wash hand basin. Low level WC. Part tiled walls. Towel rail, radiator. Laminate wood floor. Airing cupboard housing insulated hot water cylinder, electric immersion heater and shelving. Window with far reaching views.



BEDROOM 2

12'0" x 9'4" (3.66m x 2.84m)

Windows to front and side. Night storage heating. Built in wardrobe and storage cupboard with hanging rail. Two wall mounted light fittings. Double opening doors.

BEDROOM 3

10'0" x 12'6" (3.05m x 3.81m)

Double panel radiator. Wall mounted light fitting. Windows to front.

BEDROOM 4

10'0" x 16'5" (3.05m x 5.00m)

Night storage heater. Wall light point. Window to front.

DOUBLE GARAGE

18'4" x 21'9" (5.59m x 6.63m)

Twin electrically operated roller shutter doors. Personal door to side. Power and light connected.

LOG STORE

Of brick and mono pitched tiled construction. With double opening doors and open to the rear

TWO ENCLOSED GENERAL PURPOSE STORE

Of brick and slate construction.

GENERAL PURPOSE STORE

Situated down the track leading to the paddock further timber and felt storage shed.

GARDENS AND LAND.

The formal gardens are enclosed by brick walling with mature hedging, laid to lawn with flagged patios and sun terraces. Situated to the front is a large gravelled forecourt providing extensive on site car parking and leads to the an additional garden area with summer house.

The land is as shown on the enclosed plan edged Red extending to 3.42 acres, principally comprising two parcels of pasture accommodation land.



SERVICES

We understand that mains water and electricity are connected. Night storage heating and log burners, one of which heats the radiators.

Brook House - Private drainage with recently installed sewage treatment plant in 2021.

EASEMENTS, WAYLEAVES AND PUBLIC RIGHTS OF WAY

The property is sold subject to all existing electricity and other easements and rights of way, whether specified or otherwise. There is a public footpath off Birds lane. Scottish Power have an easement to two power lines.

VIEWING

By appointment with the Agents' Tarporley office on 01829 731300.

COUNCIL TAX BAND

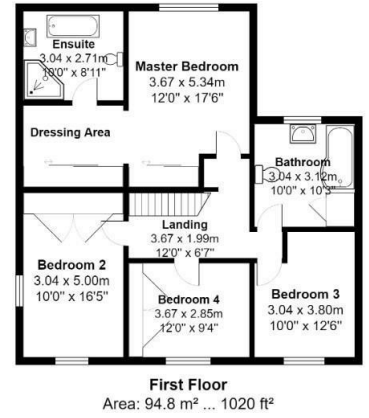
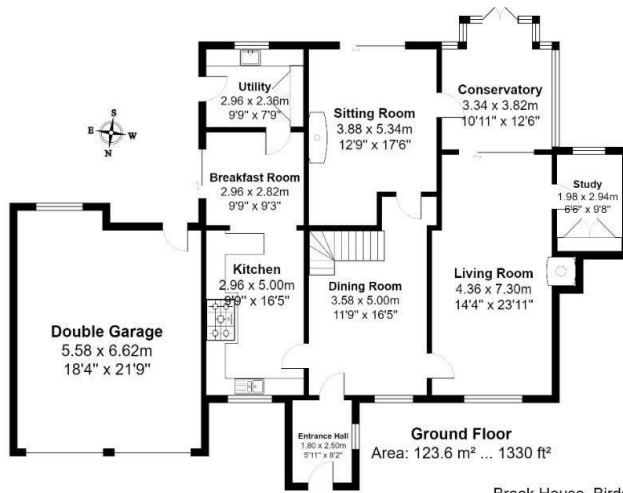
Cheshire East Council - Band G for the house.

TENURE

We understand the tenure to be freehold.

ANTI MONEY LAUNDERING (AML)

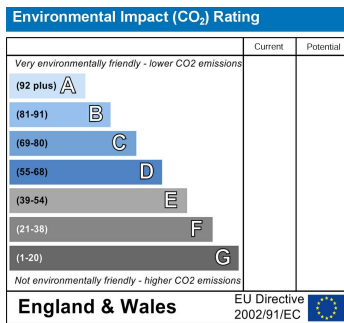
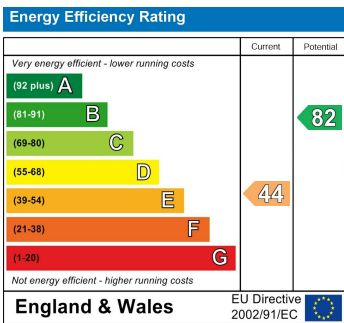
At the time of your offer being accepted, intending purchasers will be asked to produce identification documentation before we are able to issue Sales Memorandums confirming the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing and progressing with the sale.



Brook House, Birds Lane, Bunbury, CW6 9PU
Total Area: 218.3 m² ... 2350 ft² (excluding double garage, garden store)

All measurements are approximate and for display purposes only.





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