



Yew Tree House,
Bridgemere, Nantwich



OneAgency

01782 970222

hello@oneagencygroup.co.uk



Offers In Region of £950,000

Superb detached residence, situated in a wonderful secluded position, with a total plot extending to over 5 acres. The property offers its own private pond with a range of additional outbuildings which could be used for a variety of purposes subject to the relevant consent, which includes a games room above the garage. The property is accessed via electric gates and long private driveway.



ENTRANCE PORCH

Door to front.

HALLWAY

Stairs to first floor, radiator, under stairs storage, radiator.

CLOAKS

Double glazed frosted window, WC, hand wash basin, radiator, part tiled walls, tiled floor.

LOUNGE

6.82m x 4.55m (22' 5" x 14' 11") double glazed windows to front, rear and side, wood burning stove with feature fireplace, radiator x 2.

DINING ROOM

4.53m x 6.20m (14' 10" x 20' 4") Inglenook fireplace with open fireplace, double glazed windows to front and rear, double glazed french doors to rear, radiator x 2.

SNUG

3.90m x 2.56m (12' 10" x 8' 5") Double glazed window with window seat, further double glazed window, propane gas fire with feature fireplace.

BREAKFAST KITCHEN

5.17m x 3.64m (17' 0" x 11' 11") Double glazed windows, fitted with a range of wall, base and drawer storage units, Belfast sink with mixer tap, radiator, fitted double oven with fitted electric hob. Breakfast island, integral fridge, integral dishwasher.

UTILITY

Space for washing machine and dryer, Belfast sink with mixer tap, fitted range of storage units, radiator, built in storage space.

BOILER ROOM

Oil boiler.

LANDING

Double glazed windows, radiator x 2.

BEDROOM ONE

4.50m x 4.55m (14' 9" x 14' 11") Double glazed windows to front and side, radiator, fitted wardrobes.

EN SUITE

Double glazed window, shower cubicle, WC, heated towel rail, bath, vanity wash hand basin, tiled walls.

BEDROOM TWO

3.43m x 4.32m (11' 3" x 14' 2") Radiator, double glazed window to rear, fitted wardrobes, walk in dressing area with tiled walls, vanity wash hand basin with mixer tap.

BEDROOM THREE

3.63m x 3.68m (11' 11" x 12' 1") Double glazed windows, radiator.

BEDROOM FOUR

3.90m x 2.75m (12' 10" x 9' 0") Double glazed window, radiator, fitted wardrobes.

FAMILY BATHROOM

Bathroom suite comprising of panelled bath, WC, hand wash basin, shower cubicle with electric shower, part tiled walls, tiled floor, airing cupboard.

STORE ONE

2.34m x 2.58m (7' 8" x 8' 6")

STORE TWO

2.34m x 2.21m (7' 8" x 7' 3")

STABLES

6.54m x 2.83m (21' 5" x 9' 3")

GROUND FLOOR GARAGE AREA

5.69m x 5.54m (18' 8" x 18' 2")

WORKSHOP (GROUND FLOOR GARAGE)

3.44m x 1.89m (11' 3" x 6' 2")

STORE (GROUND FLOOR GARAGE)

2.09m x 1.89m (6' 10" x 6' 2")

GAMES ROOM (FIRST FLOOR GARAGE)

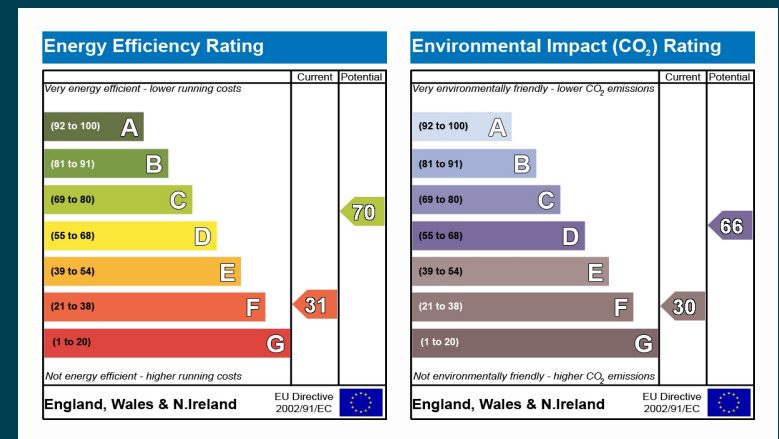
4.09m x 7.47m (13' 5" x 24' 6")

OUTSIDE

Wonderful secluded position, accessed via electric gates and long driveway. The plot extends to in excess of 5 acres with it's own private pond. There is range of outbuildings which could be used for a variety of purposes, subject to the relevant consent.

AGENTS NOTES

Septic tank, oil heating. A copy of the title plan is available on request.



OneAgency, 9 & 10 Ridge House Drive, Festival Park, Stoke-on-Trent, ST1 5SJ

01782 970222

hello@oneagencygroup.co.uk

Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.