



Kennelwood House Combermere, Nantwich, Cheshire, SY13 4AL

Guide Price £775,000

**BAKER
WYNNE &
WILSON**

SUMMARY

Reception Hall, Cloakroom, Galleried Dining Hall, Drawing Room, Sitting Room, Kitchen/Breakfast Room with Aga, Master Bedroom with En-Suite Bathroom, Three Further Bedrooms, Family Bathroom, Oil Central Heating, Brick Barn, Harlow Stable Block and open fronted Garage, Ponds, Interesting Well Stocked Gardens, Woodland, in all about 4.5 Acres. Immediately available.

DESCRIPTION

Kennelwood House was sold out of the neighbouring Combermere Abbey Estate in the 1970's. The house is listed Grade II and a fine example of a half timbered 17th Century country house. The timber frame incorporates brick elevations with solid oak windows under a slate roof. Internally the house offers manageable, well lit, accommodation that is full of character and suitable for day to day family living. All the rooms enjoy aspects over the gardens and grounds. It retains many original features with exposed beams and roof trusses, inglenook fireplace, impressive oak staircase and galleried landing.

Kennelwood House is approached over sweeping York stone and granite set drive with a turning circle.

THE PHOTOGRAPHS USED WERE TAKEN IN 2016. THE GROUNDS HAVE DETERIORATED IN RECENT YEARS AND THE GUIDE PRICE REFLECTS THIS.

DIRECTIONS

From Nantwich, travel South on the A530 Whitchurch Road for approximately 5 miles. At the crossroads signposted Aston & Audlem continue for a further mile and Kennelwood House will be seen on the left hand side prior to reaching the entrance for the Combermere Abbey Estate.

LOCATION AND AMENITIES

Kennelwood House occupies a rural position on the edge of Combermere Abbey Estate and 6 miles to the south of the historic market town of Nantwich. The property stands in a woodland setting adjoining open countryside on the Cheshire/Shropshire borders. The market towns of Nantwich and Whitchurch are equidistant offering a comprehensive range of services including shops, restaurants, churches and supermarkets.

On the recreational front there are several golf courses locally including Hill Valley at Whitchurch and Wychwood Park just beyond Nantwich. For the equestrian enthusiasts there is racing at Chester, Bangor-on-Dee, Uttoxeter and hunting with the Cheshire and North Shropshire hunts.

The area enjoys good communications and is within easy drive of the County towns of Chester and Shrewsbury. The M6 motorway is 14 miles distant, permitting daily travel to all major centres of commerce throughout the region, including Manchester, The Potteries, Telford and Birmingham. Manchester International Airport is 30 miles and travel to London is available via Crewe station which is 9 miles offering a 90 minute intercity service to Euston. Approximate distances - Nantwich 6 miles, Whitchurch 5 miles, Chester 22 miles, Stoke on Trent 20 miles, Manchester 45 miles.

THE ACCOMMODATION COMPRISES

(With approximate measurements)

ENTRANCE HALL

14'11" x 4'7"

Front entrance door with glass panel, exposed roof purlins and ceiling beams, two single wall lights, picture light, radiator.

CLOAKROOM

7'8" x 4'1"

White suite comprising low flush WC and pedestal hand basin, exposed ceiling beams, radiator.

DINING HALL

17'7" x 12'1"

Natural brick fireplace with tiled hearth and multi-fuel burning stove, vaulted beam ceiling extending to 21 ft, large triple width window overlooking gardens, fine oak staircase, galleried aspect to landing, two picture lights, Myson warm air heater.

DRAWING ROOM

20'7" x 16'3"

Open fireplace, with dog grate and stone hearth, four windows to front, rear and side, exposed roof purlins and ceiling beams, three picture lights, two double wall lights, two radiators.

BREAKFAST/KITCHEN

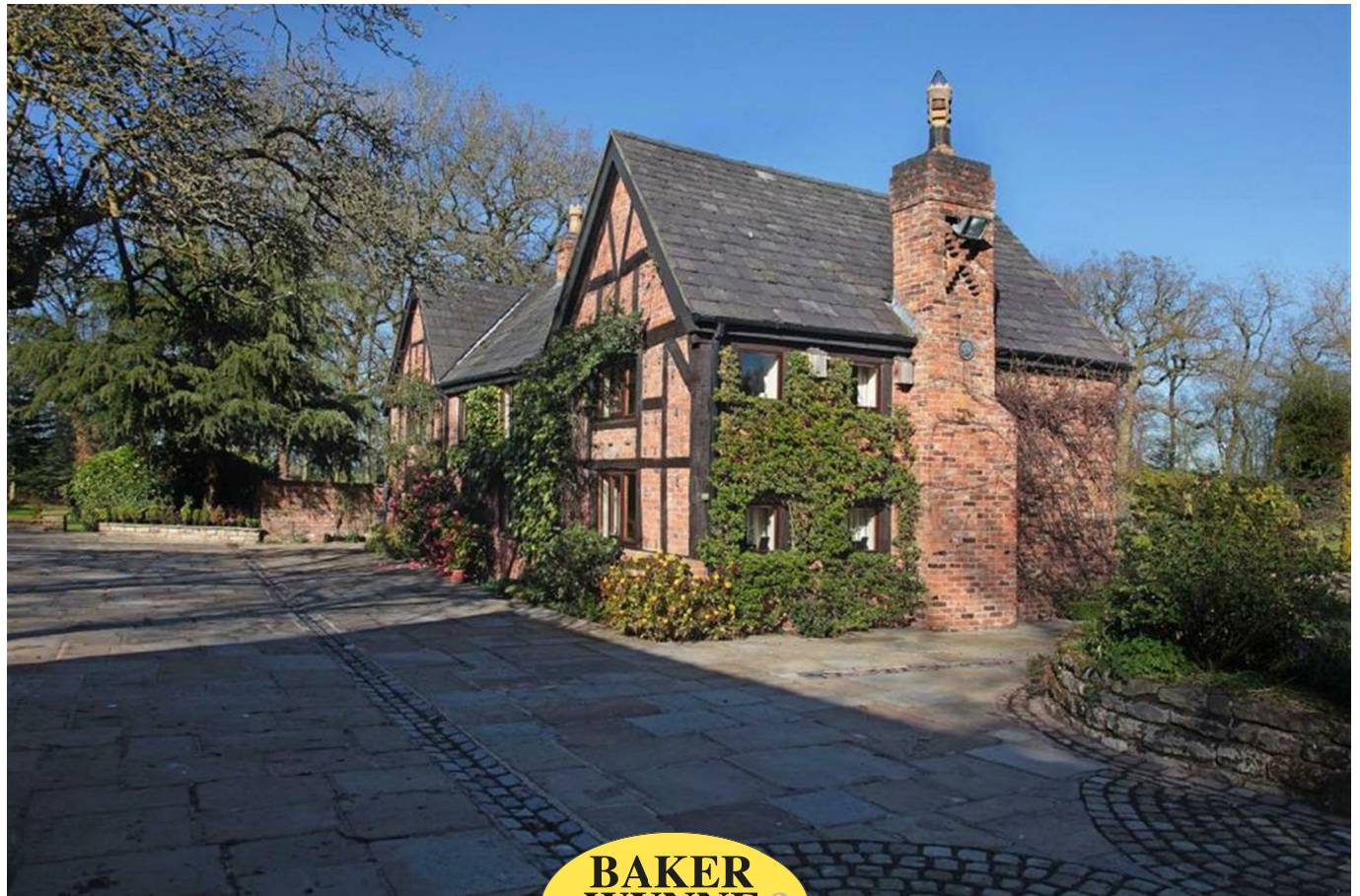
21'5" x 17'9"

Oil fired five oven AGA with extractor hood above, excellent range of wall and floor cupboards, together with sliding doors and wooden edged preparation surfaces throughout. Inset stainless steel double bowl single drainer sink unit, integrated Logik oven and deep fat fryer, integrated dishwasher, Miele washing machine and dryer, flagstone floor, four windows, exposed roof purlins and ceiling beams.

SITTING ROOM

18'0" x 11'8"

Four windows to side and rear enjoying views over the gardens, exposed roof purlins and ceiling beams, three double wall lights, radiator.





www.bakerwynneandwilson.com

STAIRS FROM DINING HALL TO FIRST FLOOR LANDING

L-Shaped landing with two sections, the first measuring 17'9" in length and the second 26'0". The first part of the landing has front aspect windows overlooking the gardens, galleried aspect to the Dining Hall. Exposed apex beam, ceiling beams and ceiling fan.

The second part of the landing has a side aspect window, radiator, exposed ceiling beams and access to the loft space.

MASTER BEDROOM

20'3" x 16'4"

Five windows to front, side and rear enjoying views over the gardens. Vaulted ceiling with exposed roof purlins and ceiling beams, two picture lights, open wardrobes, radiator.

EN-SUITE BATHROOM

11'2" x 5'5"

White suite comprising panelled bath, pedestal hand basin and low flush WC, mirror and two light fittings, exposed roof purlins and ceiling beams, heated towel rail/radiator, two windows, radiator.

BEDROOM 4

11'9" x 10'8"

Two windows, vaulted ceiling beam with exposed ceiling beams and roof purlins, open wardrobe, two double wall lights, picture light, radiator.

BEDROOM 3

14'4" x 10'10"

Walk in cylinder and airing cupboard, triple wide side aspect window, picture light, open wardrobe, exposed ceiling beams, radiator.

BEDROOM 2

14'4" x 8'9"

Two windows, vaulted ceiling, exposed ceiling beams and roof purlins, two double wall lights, picture light, open wardrobe, radiator.

FAMILY BATHROOM

8'9" x 6'9"

A coloured suite comprising panelled bath with shower over, low flush WC and pedestal hand basin, mirror and light fitting, light/shaver point, chrome heated towel rail/radiator, radiator.

OUTSIDE

Attached boiler room with Worcester (2014) oil fired boiler. Oil tank.

A lit York stone flagged and granite set parking and turning area. Timber clad HARLOW range with overhang comprising loose box, kennel with WC and workshop 28'7" x 11'0" overall and an open fronted garage 35'6" x 11'11".

Detached brick built tiled roof BARN 28'2" x 18'0" loft over part, five windows, power and light, presently used as a store but offering potential for a variety of uses (subject to Planning Permission). Exterior lighting, garden lighting, rotating summer house, flag pole, timber constructed kennel and log store.

GARDENS AND GROUNDS

The gardens and grounds have matured over the years and surround the property enclosed by a mature Oak woodland. Kennelwood House is screened from the road by a mature Beech hedge with gardens incorporating a rockery and ornamental pond with fountain. The gardens extend to the rear of the property including a York stone terrace, sunken garden and pergola trained in Wisteria and climbing rose. The gardens encircle two ponds incorporating a pair of islands with a sluice down to a further water feature. Beyond the ponds and against the border of the garden are flower beds and shrub borders together with a shelterbelt of specimen trees to include Silver Birch, Chestnut, Pine, Fir and Larch. There is a further pond along the rear boundary.

SERVICES

Mains - electricity and water to the house, private water via bore hole to the garden and grounds. Septic tank drainage. Oil fired central heating, oil fired AGA for cooking and hot water.

N.B. Tests have not been made of electrical, water, gas, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services. The information given should therefore be verified prior to a legal commitment to purchase.

LOCAL AUTHORITY - Cheshire East Council - 0300 123 5500. Council Tax Band H.

TENURE

FREEHOLD - with vacant possession upon completion.

VIEWING

By appointment with BAKER, WYNNE & WILSON.
38 Pepper Street, Nantwich
01270 625214

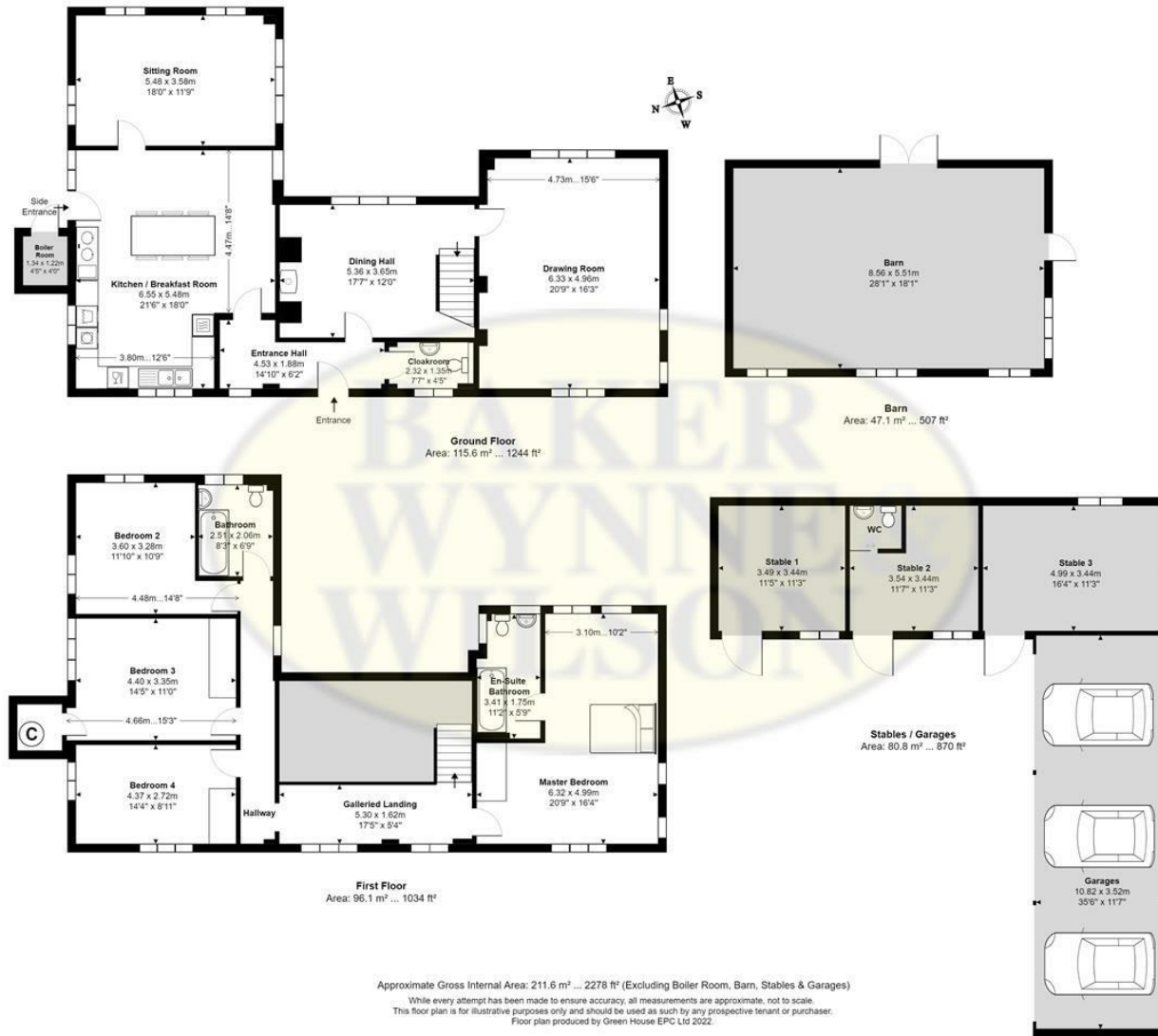


**BAKER
WYNNE &
WILSON**



**BAKER
WYNNE &
WILSON**





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		68	40
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property