



Ash House

Cheshire

A magnificent country house set in an elevated position, with up to 186 acres, located in prime rural Cheshire

Ash House, Brindley, Nantwich, Cheshire, CW5 8HX

Bunbury 3 miles, Nantwich 5 miles, Crewe Station 10 miles (London Euston 1hr 37mins), Chester 18 miles, Manchester 40 miles

Features:

Handsome country house with six bedrooms and four reception rooms, Beautifully landscaped gardens and grounds, Separate office, Garages and outbuildings, Stables and paddocks, Large range of farm buildings, Semi-detached three bedroom cottage, Arable and pasture land

About 186 acres (75 ha) in total

For sale as a whole or in up to four lots

Lot 1 – Ash House

Handsome country house set at the end of a tree-lined driveway, Four reception rooms, Five bedrooms, Double garage, Separate office, Beautiful gardens and grounds, Stables and paddocks
About 20 acres (8 ha)

Lot 2 – Land north of Ash House

Arable land and pasture with access off Cappers Lane and Brindley Lea Lane
About 99 acres (40 ha)

Lot 3 – Land south of Ash House

Arable land and pasture with access off Brindley Lea Lane
About 66 acres (26 ha)

Lot 4 – 2 Ash House Cottages

Semi-detached cottage located at the end of the drive to Ash House, Three bedrooms, Two reception rooms, Detached garage, Garden, Off-road parking
About 0.22 acres (0.09 ha)



Situation

Ash House is a wonderful country house situated in a scenic and peaceful part of south Cheshire. Located down a small country lane, the house sits at the head of a tree-lined driveway in an elevated position with views across open countryside in all directions.

Locally, the house is situated less than one mile from the village of Faddiley on the A534 Wrexham Road and three miles from Bunbury, a quaint rural village which benefits from a primary school, popular church, a village store, sports and social clubs and several pubs.

For a wider range of amenities, the nearby market town of Nantwich offers numerous supermarkets, a weekly market, individual shops, services, and educational and leisure facilities, including a large swimming centre.

A short distance further from Nantwich lies Crewe which has a mainline train station providing services to London Euston from 1 hour 37 minutes. Junction 16 on the M6 is 14 miles from Ash House.

The area offers a wide range of state primary and secondary schooling together with a good selection of independent schools including Abbey Gate, Jefferson House and The King's and Queen's Schools in Chester.



Lot 1 - Ash House

About 20 acres (8 ha)

Ash House

Ash House is a handsome brick and stone built period home with a wealth of charming character features including large sash, bay and arched windows and an array of elegant, high-ceilinged rooms with ornate cornice, skirting and feature fireplaces. In total the residence offers almost 8,000 sq. ft. of light-filled internal accommodation across three floors.

The main entrance opens to a grand tiled and welcoming reception hall with dual double doors that flow into the traditional formal dining room. Further is a 37 ft. drawing room with bay window and fireplace, a family room with wide glazed folding doors to the terrace, a sitting room with stone fireplace and bespoke cabinetry and a luxurious garden room with domed skylight and panoramic garden views. The expansive kitchen features an array of country-style cabinetry, with a central multi-level island and inset gas hob, built-in cream AGA range cooker, fine stone flooring and ample space for informal dining. Further is a second hallway and boot room with access to the single garage, and a well-appointed utility room.



The first-floor houses four unique bedrooms with a variety of retained original features. The large principal room enjoys a generous en suite bathroom with marble-topped built-in bathtub and dual sinks and a walk-in shower, with the adjacent bedroom having another stylish en suite bathroom and a sizable dressing room. Both rooms open directly to the sun terrace. One further bedroom enjoys an en suite bathroom, with an additional cloakroom and storage space completing the floor. Above are two additional well-proportioned rooms, one with a dressing room, a family bathroom and a quiet study.

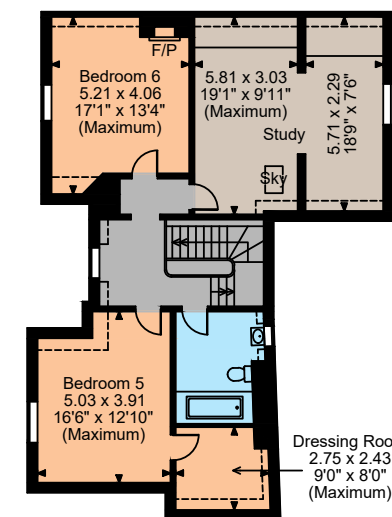
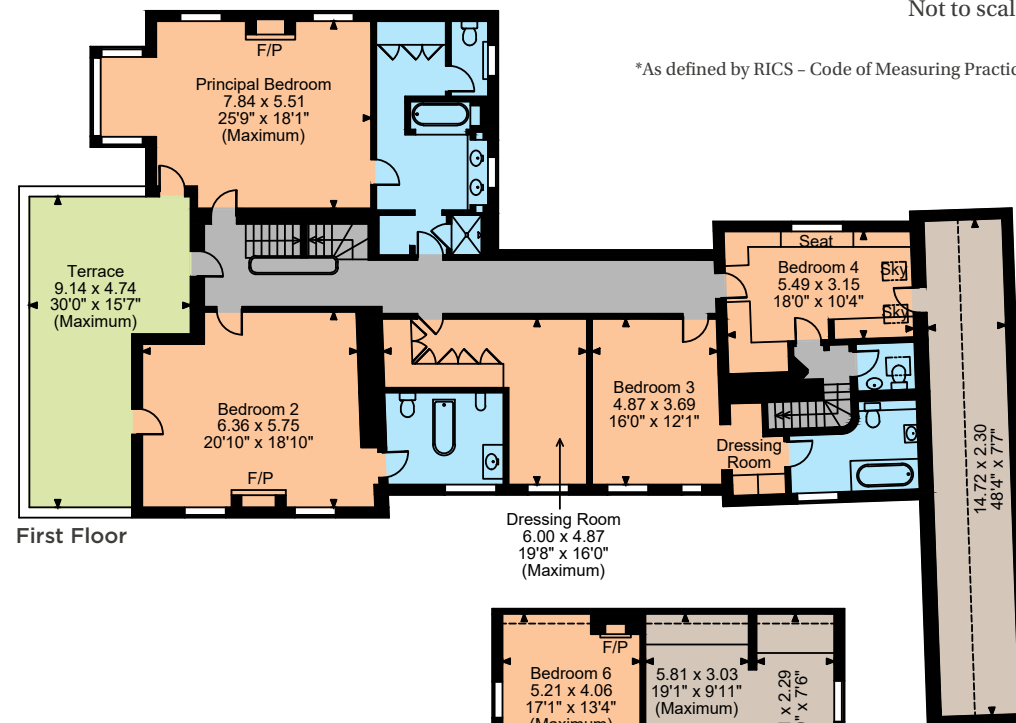
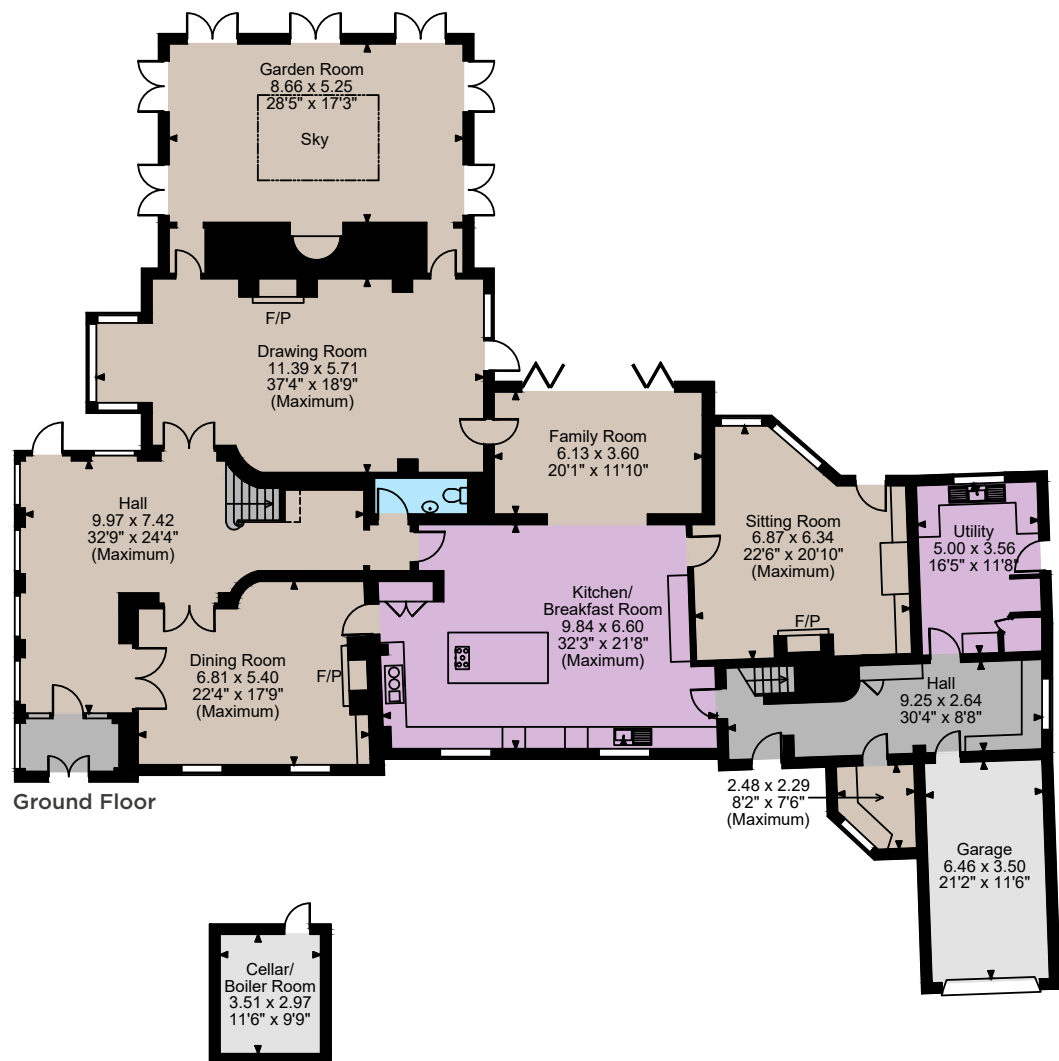


Floorplans for Ash House

Approximate Gross Internal Area*:
 Main House: 7,852 sq ft / 729 sq m
 Garage: 241 sq ft / 22 sq m
 Cellar / Boiler Room: 112 sq ft / 10 sq m
 Terrace: 372 sq ft / 35 sq m

Illustration for identification purposes only.
 Not to scale.

*As defined by RICS - Code of Measuring Practice.



Denotes restricted head height



Gardens and Grounds

The property sits in substantial landscaped grounds, with a large sweeping gravelled in-and-out driveway and attached garage and a variety of stonework, shrubbery and carefully trained espaliered planting adorning its façade.

The expansive garden comprises an abundance of lush level lawns bordered by mature tree lines, shrubs and neat topiary throughout. A paved sun terrace offers the ideal spot for al fresco dining, with an established vegetable plot, greenhouse and planters, a walled decorative garden and courtyard with mature wisteria, decorative formal fish pond, fruit trees and a meadow.

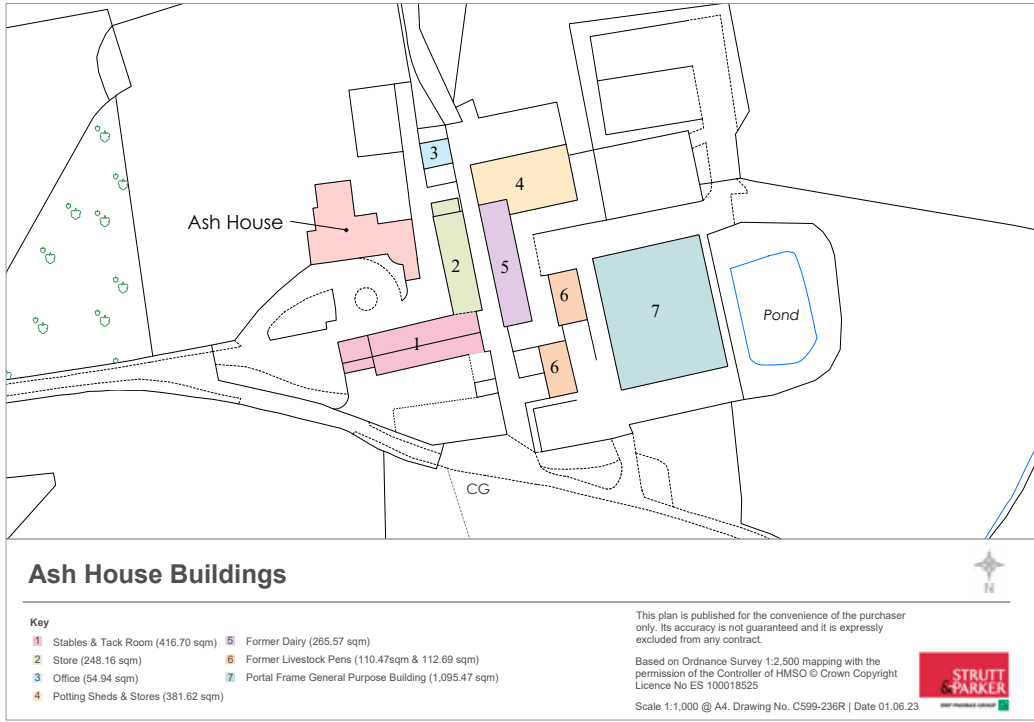
Integrated into back of gardens, behind the house, lies a self-contained office with delightful views through to the farmland beyond.





Buildings

On the opposite side of the driveway to the house lies a traditional red brick building containing a tack room, store and stables for twelve horses. Linked to this in a L-shape and positioned parallel with the back of the house lies a brick-built farm building which provides a neat divide between the house and grounds, and the more commercial farm buildings that sit beyond. These buildings were historically used to run a dairy herd, but have more recently been used as stores and potting sheds, accommodating livestock, and storing machinery, silage and straw. They offer an ingoing owner the opportunity to continue using them for agricultural purposes, or for alternative uses subject to the necessary consents.



Land

Lot 1 includes two 4-acre grass paddocks positioned either side of the driveway, and some additional parcels of land surrounding the farm buildings.



Lot 2 – Land north of Ash House About 99 acres (40 ha)

This contiguous piece of farmland wraps around the north and west sides of Ash House (Lot 1) and adjoins the public highway in three places: once in the north beside the driveway to High Ash off Cappers Lane and two others on the eastern boundary off Brindley Lea Lane.

The land has all been ploughed in the recent past, mainly used to grow maize or grass silage for a nearby dairy herd. There are currently 98 acres of arable land and short-term grass leys and 1 acre of tracks and ponds. The soils are listed as Grade 3 on the Agricultural Land Classification and are described as a base rich loamy and clayey soil.



Lot 3



Lot 3 – Land south of Ash House
About 66 acres (26 ha)

This piece of farmland borders Ash House (Lot 1) to the south and has its own access to the public highway through a gateway opposite Clayfields Farm on Brindley Lea Lane. The land extends to four fields of pasture used for grazing and silage, and 0.3 acre of tracks and ponds. The soils are listed as Grade 3 on the Agricultural Land Classification and are described as a base rich loamy and clayey soil.

Lot 4 – 2 Ash House Cottages
About 0.22 acre (0.09 ha)

2 Ash House Cottages is a delightful 3-bedroom semi-detached cottage, positioned conveniently at the entrance to the driveway to Ash House (Lot 1).

The cottage offers bright and airy accommodation, with excellent potential for further refurbishment.

The porch gives access to the entrance hall and onward to the sitting room, and open plan kitchen/ diner. Adjoining the kitchen is a good-sized utility/boot room, providing rear access to the gardens.

The first floor comprises two double bedrooms and one single, with a family bathroom completing the accommodation.

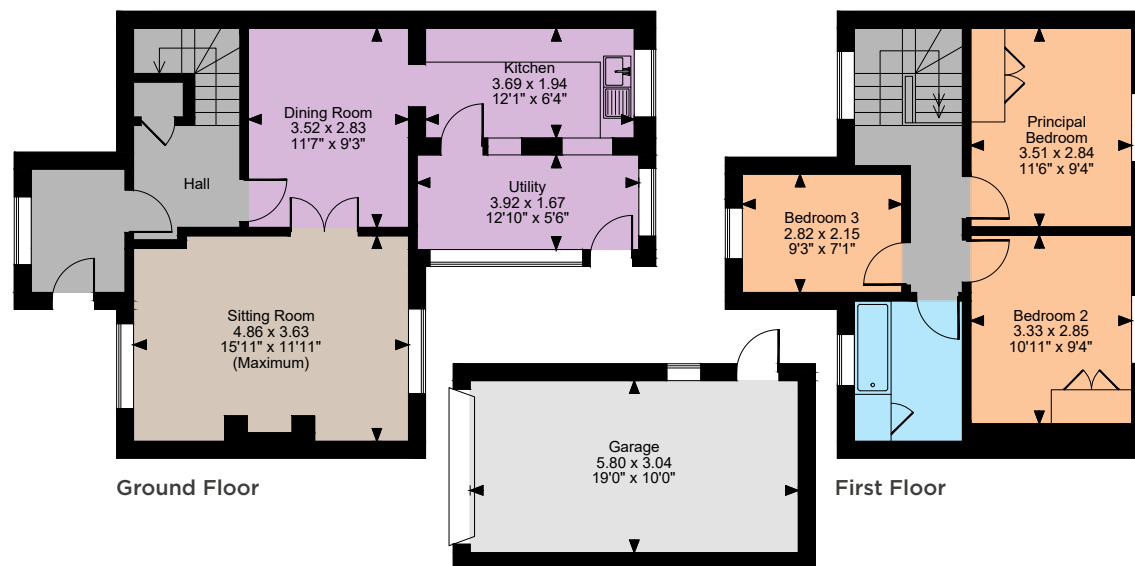
Outside are generous gardens mainly laid to lawn, with a gravel drive for multiple vehicles, a single garage, all bordered by established hedgerows and mature trees.

Floorplans for 2 Ash House Cottages

Approximate Gross Internal Area*:
Main House: 984 sq ft / 91 sq m
Garage: 190 sq ft / 18 sq m

Illustration for identification purposes only. Not to scale.

*As defined by RICS – Code of Measuring Practice.





**General
Property Schedule:**

Lot	Property	Tenure	EPC Rating	Water Supply	Electricity Supply	Heating	Drainage	Council Tax Band
1	Ash House	Vacant	F	Mains	Mains	Oil	Private septic tank	G
2 & 3	Farmland	Contract farming agreement up to 31st March 2024	-	Mains	-	-	-	-
4	2 Ash House Cottages	Assured Shorthold Tenancy (rolling)	E	Mains	Mains	Oil	Private septic tank	C

Method of sale: Ash House is offered for sale as a whole or in up to four lots by private treaty.

Tenure: The property is sold freehold and subject to the leases and agreements outlined in the schedule above.

Wayleaves, easements and rights of way: The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive

covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

There are a number of public footpaths over the property. Further details are available from the vendor's agent.

Basic Payment: The Vendor will claim and retain the 2023 Scheme Year Basic Payment. The Purchaser(s) will be required to give an undertaking that they will comply with ongoing BPS Cross Compliance Rules until

31st December 2023. There are no entitlements included in the sale.

Boundaries: If the property is sold in lots, the purchaser(s) will be required to erect two new boundary fences north and south of the Ash House Farm Buildings.

Designations: The property is in a Nitrate Vulnerable Zone (NVZ).

Holdover: Subject to the timing of completion, holdover may be required across Lots 2 and 3 to permit the harvesting of all growing crops.

Sporting, timber and mineral rights: All sporting, timber and mineral rights are included in the freehold sale, in so far as they are owned.

Fixtures and fittings: All items usually regarded as tenant's fixtures and fittings and equipment, including fitted carpets and curtains, together with garden ornaments and statuary, are specifically excluded from the sale. These may be available to the purchaser by separate negotiation.

Covenants and/or restrictions: There are restrictions and covenants listed on the Land Registry Title deed, details of which will be made available by the vendor's solicitor on request.

Local authority: Cheshire East Council (01233 331111)

VAT: Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

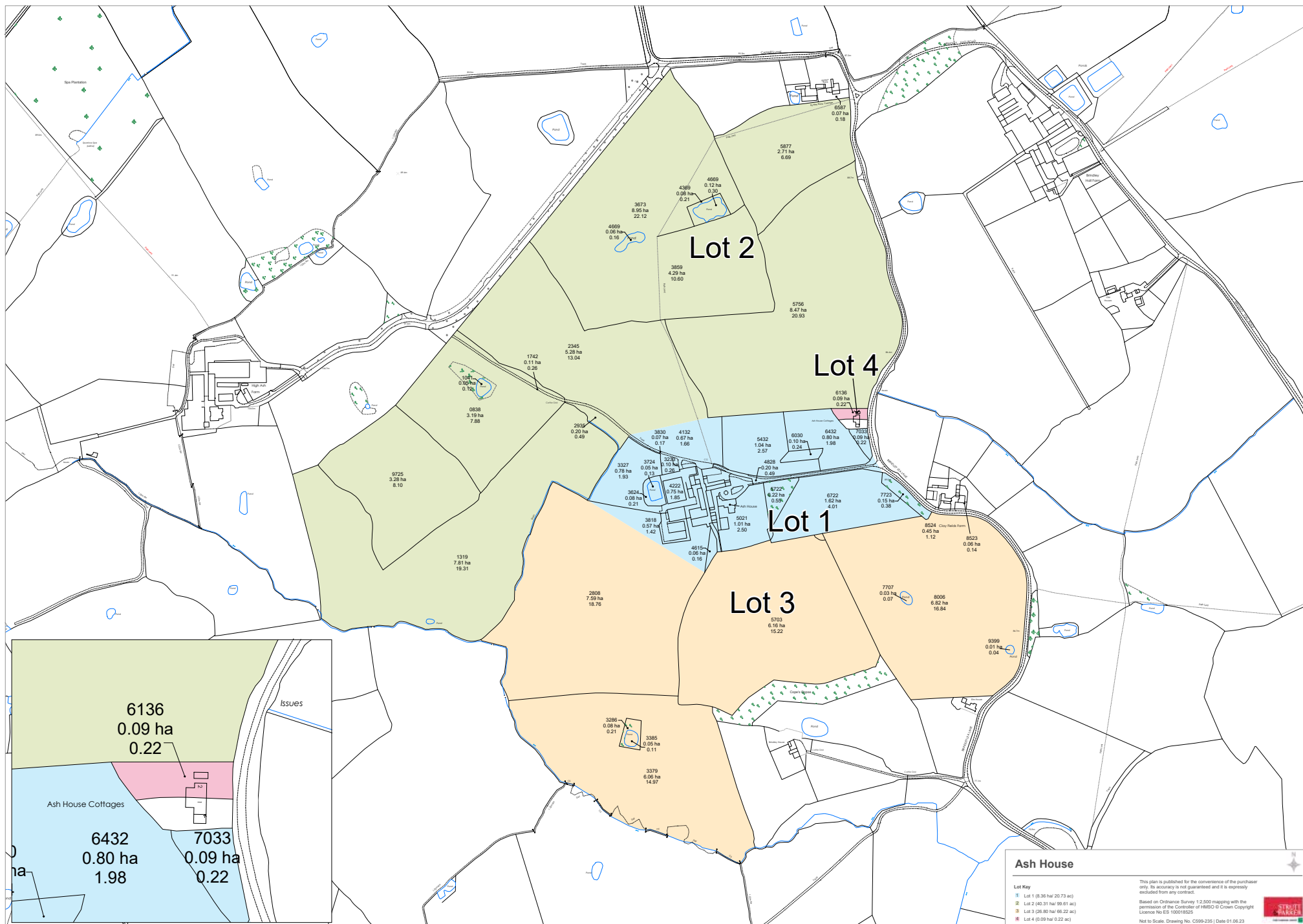
Health and safety: Given the potential hazards of a working farm we ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around the farm buildings and machinery.

Solicitors: Womble Bond Dickinson (UK) LLP, The Spark, Draymans Way, Newcastle Helix, Newcastle Upon Tyne, NE4 5DE

Directions
From Nantwich: Follow the Wrexham Road (A534) through Burland, proceed into Brindley upon reaching Faddiley Common, take a right onto Brindley Lea Lane. Follow the lane for a mile before reaching the drive to Ash House on the left.

Guide price
£4,550,000 (whole).

Viewing
Strictly by confirmed appointment with the vendor's agents, Strutt & Parker in Chester on 01244 354866 or London on 020 7318 5166.



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