



Tabley House, Hatherton, Nantwich, Cheshire

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Tabley House Hatherton, Nantwich CW5 7PH

A stylish and versatile barn conversion with land and equestrian facilities in scenic South Cheshire countryside

Audlem 2.8 miles, Nantwich Station 4.3 miles (London Euston 2 hours), Crewe 8 miles, M6 (J16) 9.3 miles, Chester 25.7 miles, Manchester Airport 34.6 miles

Reception hall | Sitting room | Family room
Dining room | Kitchen | Utility | Cloakroom
Principal bedroom with en suite bathroom
3 Further bedrooms | Family bathroom
Garden | Garage | Carport | Stables | Manège
Set in 2.45 acres | EPC rating D

The property

Tabley House is a beautifully presented and versatile barn conversion in a well situated elevated rural position, with equestrian facilities and a sheltered south facing garden.

The vaulted double-height reception hall with its impressive central stairway opens via double doors into a large sitting room with a feature Cheshire brick fireplace, with Clearview log-burning stove and bi-folding doors to the terrace and garden. Further is a bedroom with built-in cabinetry, a front-facing family room with external access that could be utilised as a fifth bedroom, a large cloakroom and separate utility room.

The light-filled formal dining room enjoys side garden views, and opens naturally into the well-appointed classic country kitchen with a range of attractive wall and base cabinetry, a wood-topped island, a bar and various appliances, including a Rangemaster stove and integrated Miele coffee machine. Bi-folding doors open out onto the terrace and walled garden.

The galleried first-floor landing branches off onto three well-proportioned bedrooms. The principal bedroom provides a deluxe en suite bathroom, a Juliette balcony with a peaceful countryside vista, and a full range of fitted wardrobes behind which is accessible loft space, while bedroom 2 also benefits from two fitted wardrobes and further access to loft space. The family bathroom with a separate bathtub and walk-in shower completes the first floor.

Outside

The property is approached via a long sweeping gravelled driveway leading onto a generous block paved forecourt beside the attached double carport, garage and store/tack room. Across the driveway is handstanding beside the timber-built 4 stall stable block, with paddocks and a professional Landtech all-weather manège beyond. A handsome curved brick wall encloses the private south-facing garden, which features a natural stone paved sun terrace and raised deck, mature plants and an elevated level lawn.

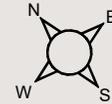
Location

The property is in highly desirable Hatherton, between the charming village of Audlem on the Shropshire Union Canal and the market town of Nantwich. Audlem has various amenities, including shops, schools, a medical centre and chemist, a primary school and a trio of popular public houses, whilst Nantwich offers a wide range of additional shopping, recreational, cultural and educational facilities, including a mainline station with regular London links. The M6 provides convenient road connections to Crewe, Chester, Manchester Airport and beyond.





Floorplans
 Main House internal area 2,181 sq ft (203 sq m)
 Garage internal area 201 sq ft (19 sq m)
 Outbuilding internal area 926 sq ft (86 sq m)
 Carport internal area 432 sq ft (40 sq m)
 Total internal area 3,740 sq ft (347 sq m)
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐☐ Denotes restricted head height

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Directions

From Nantwich, head south east on the A529 for 3.6 miles before turning left onto Birchall Moss Lane. Shortly turn left again and you will find the property.

General

Local Authority: Cheshire East
Services: Mains electricity and water, LPG central heating, and private drainage (which we understand complies with current regulations).
Council Tax: Band G
Fixtures and Fittings: All fixtures and fittings are excluded from the sale, but may be available by separate negotiation.
Tenure: Freehold
Guide Price: £795,000
Wayleaves & Easements: There is a right of way over the driveway for the neighbouring barns.

Chester

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