



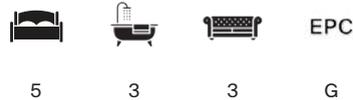
CHECKLEY FARMHOUSE

Checkley, Nantwich, CW5 7QA



A CHARMING FARMHOUSE

An impressive, detached farmhouse with detached triple garage block and annexe, set in approx. 3.01 acres with stabling.



Local Authority: Cheshire East Council

Council Tax band: G

Tenure: Freehold

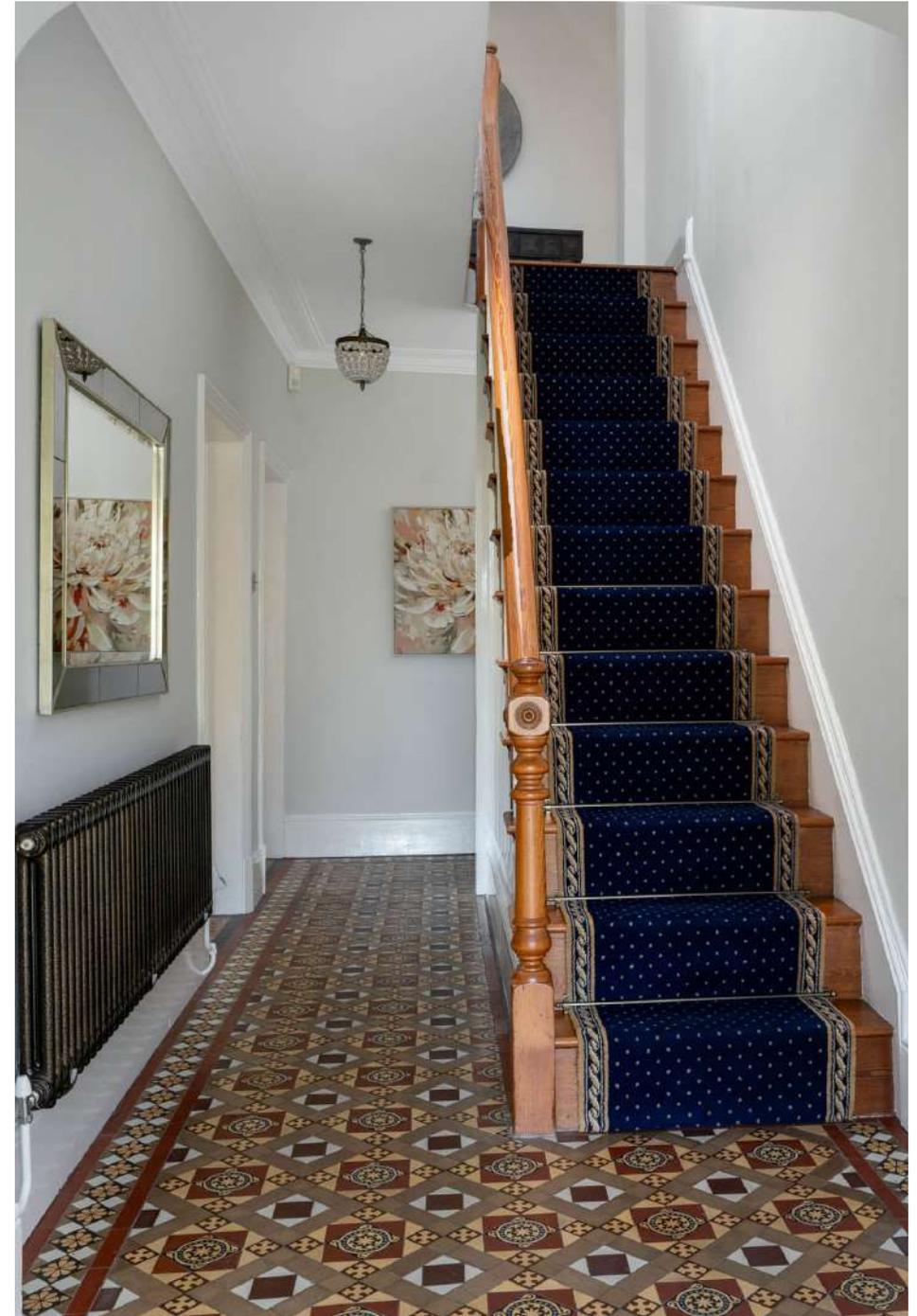
Services: Mains electricity and water. Biomass heating to the house and Air Source heating to the annexe. Fibre broadband. Private drainage. CCTV/Alarm.

Guide Price: £1,250,000



CHECKLEY FARMHOUSE, CHECKLEY

Set in the south Cheshire countryside only minutes to the ever-popular Nantwich, Checkley Farmhouse is a most attractive refurbished period home offering an abundance of highly specified and spacious accommodation, within extensive gardens and paddock totalling over three acres. Over the years the property has been thoughtfully enhanced and now benefits from a range of highly specified features including Martin Moore of Alderley Edge kitchen, Neville Johnson of Manchester study furniture, Smallbone of Devizes bedroom furnishings and CP Hart bathroom. These carefully selected contemporary elements complement the farmhouse's inherent character, creating a superb balance of heritage charm and comfort – perfectly suited to modern living.





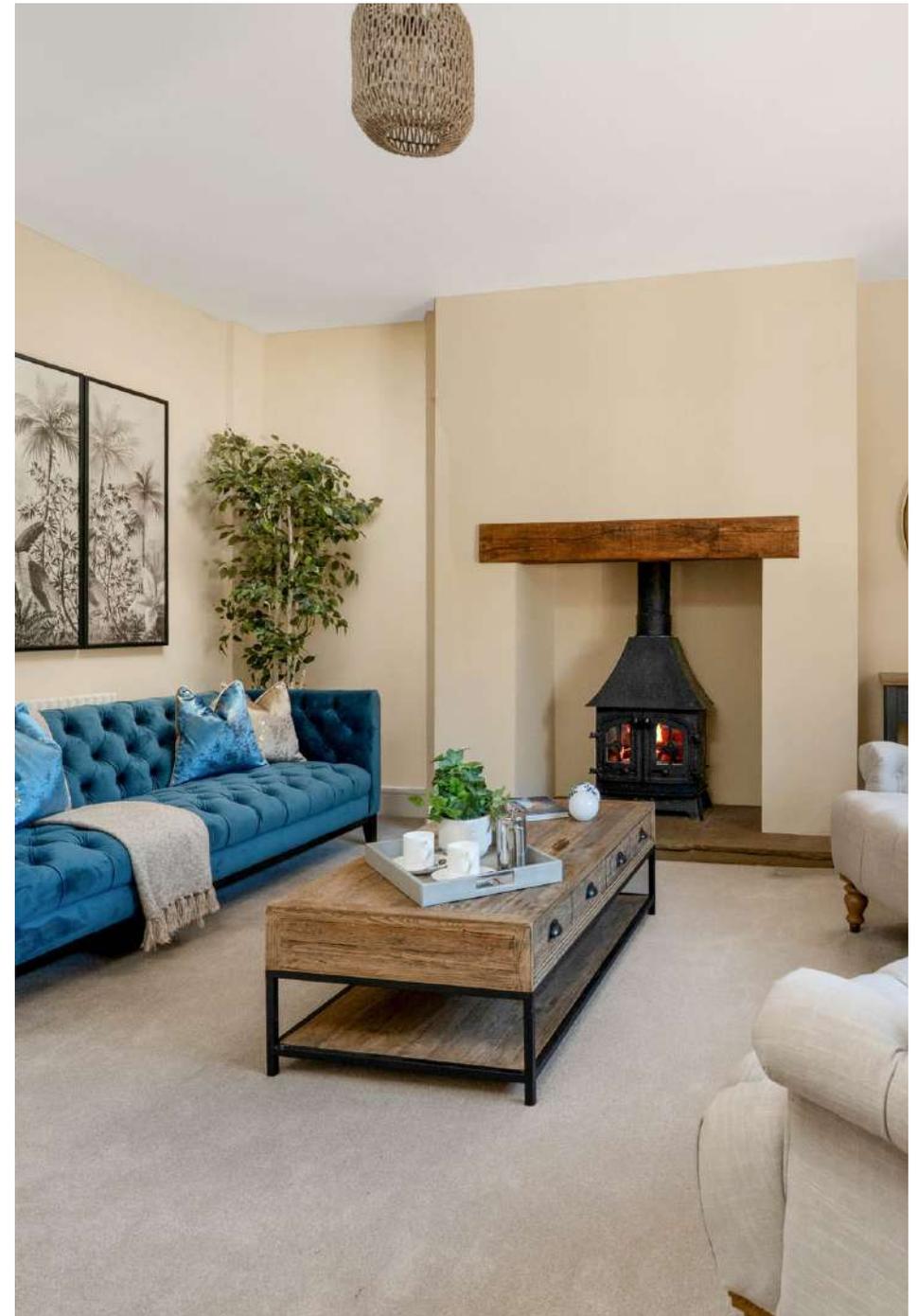




THE PROPERTY

Entered via double doors, the porch opens into an impressive entrance hall featuring the original Maw & Co tiled floor, with doors radiating to all ground floor accommodation including the guest WC. The bright dual aspect drawing room is of excellent proportions and includes living flame LPG fire as well as fitted shelving and door to the garden. The adjacent dining room again provides a delightful dual aspect with plenty of space for entertaining. There is a marble fireplace, double doors to the terrace and a door which leads through to the kitchen breakfast room.

Extending to nearly 25 feet long, the kitchen offers a range of bespoke painted Martin Moore cabinetry set beneath Quartz worksurfaces, which includes a round breakfast bar. There are a range of integrated Miele appliances including ceramic induction hob, dishwasher, coffee machine, steam oven, fridge freezer and Neff double oven. There is an excellent pantry as well as a utility / boot room - currently a study - with door leading to the courtyard. A second hallway from the kitchen leads to the family room. This comfortable and versatile space features a wood-burning stove, bespoke home office and is also accessed via the entrance hall. The second hallway leads to a barrel-vaulted cellar.







UPSTAIRS

Stairs rise to a spacious first floor landing. The principal suite occupies one wing of the first floor and includes a generous bedroom with outstanding dual aspect views over the surrounding countryside, en suite bathroom with roll top bath and separate dressing room with range of fitted wardrobes.

There are a further three double bedrooms, all benefitting from excellent views, and a highly specified CP Hart bathroom with separate shower and underfloor heating.





ANNEXE ACCOMMODATION

An external staircase to the side of the garaging provides access to the first-floor annexe accommodation. This highly versatile space provides a large hallway, potential kitchen area, vast living room and bedroom with fully fitted wet room.

Depending on the needs of a buyer, this space could be used as a home office, games room, gym or guest suite.







OUTBUILDINGS AND GROUNDS

Checkley Farmhouse sits within approximately 3.01 acres of exceptional gardens and grounds, accessed through electric gates. A sweeping driveway leads to a large parking area and a detached triple garage with a garden store and roof-mounted solar panels. Several terraced seating areas surround the house, including an Amdega summerhouse with underfloor heating, providing ideal spaces for outdoor entertaining. The mature gardens have been carefully developed during the current 30-year ownership. Beyond the gardens, a pedestrian gate leads to an adjoining paddock with stabling, storerooms and a field shelter. The paddock also benefits from separate vehicular access via a field gate from Checkley Lane.



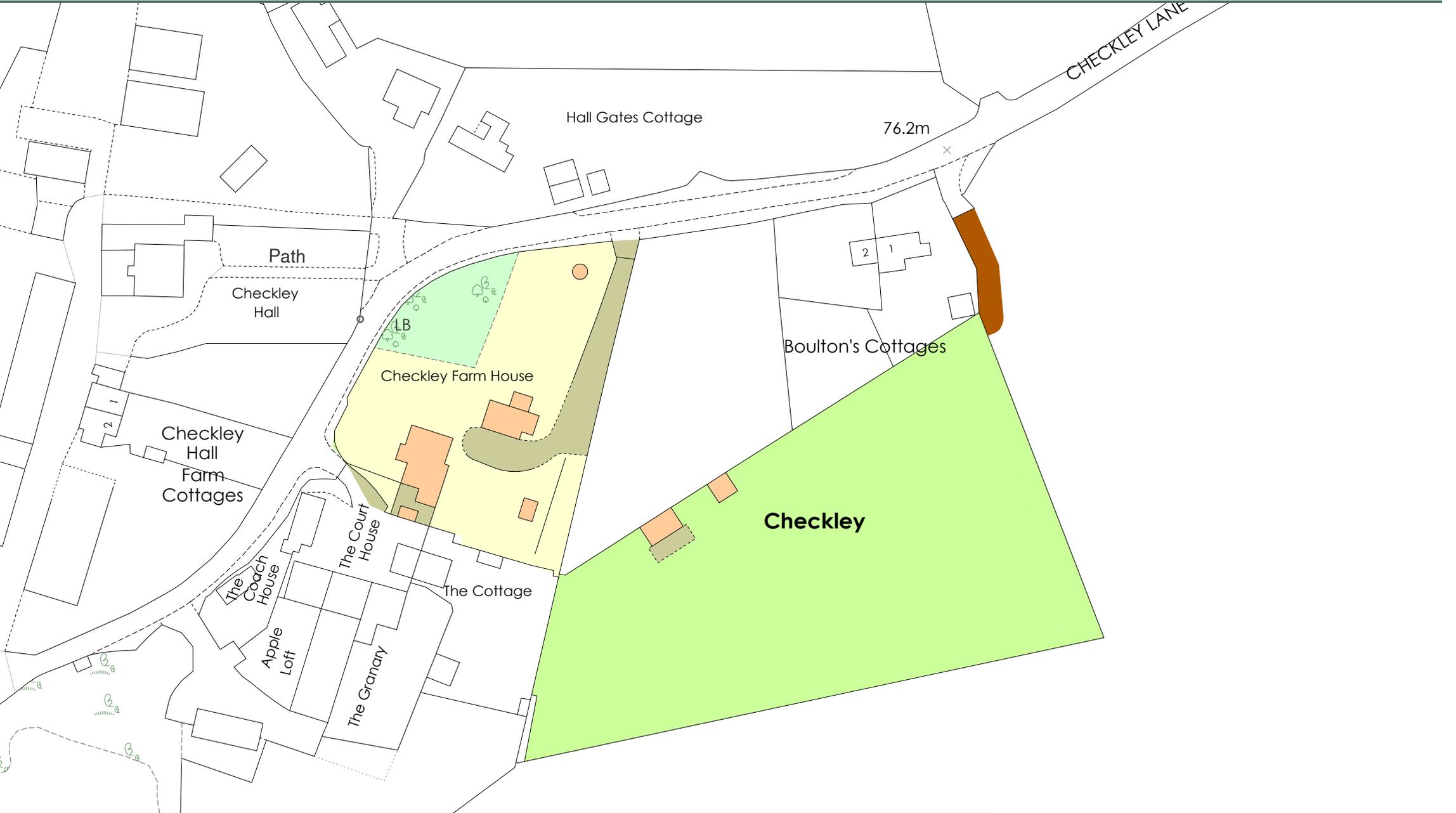


LOCATION

The property enjoys excellent connections to the wider region. Junction 16 of the M6 Motorway is readily accessible, while Crewe Station is within a short drive, providing frequent direct services to London Euston in approximately 1 hour 30 minutes, making the property well placed for both national and regional travel.

The area is particularly well regarded for its excellent range of schooling. Well-respected primary schools are Bridgemere, Betley and Woore plus Terra Nova independent, while preparatory and secondary education is served by the highly regarded independent Newcastle-under-Lyme School within easy reach, as well as Malbank and Brine Leas Schools.





Location SJ 733 461

Scale 1:1,250 @ A4

Drawing No. ZAA27693-01

Date 05.03.26



Total Area

1.22 hectares

(3.01 acres)

Checkley Farmhouse

Checkley



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Checkley Farmhouse, Checkley Lane, Nantwich

Approximate Gross Internal Area

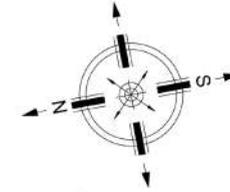
Main House = 299 sq.m/3222 sq.ft

Outbuildings = 33 sq.m/354 sq.ft

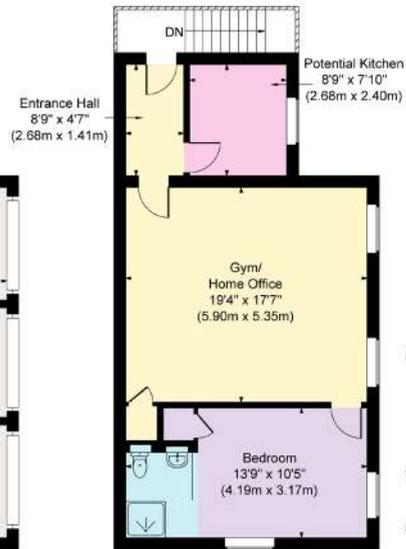
Stable Block = 31 sq.m/339 sq.ft

Garage = 131 sq.m/1415 sq.ft

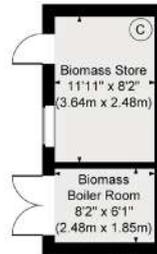
Total = 494 sq.m/5330 sq.ft



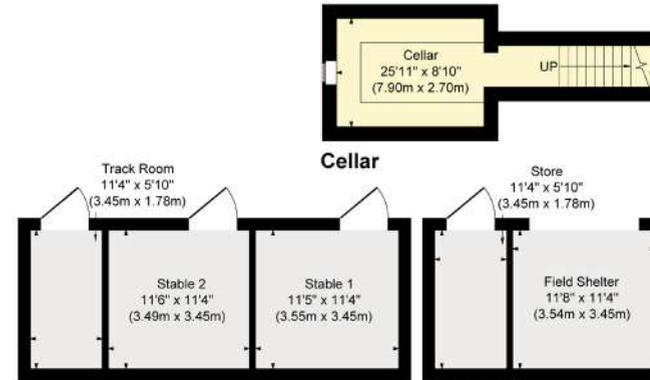
Garage Ground Floor



Annexe First Floor

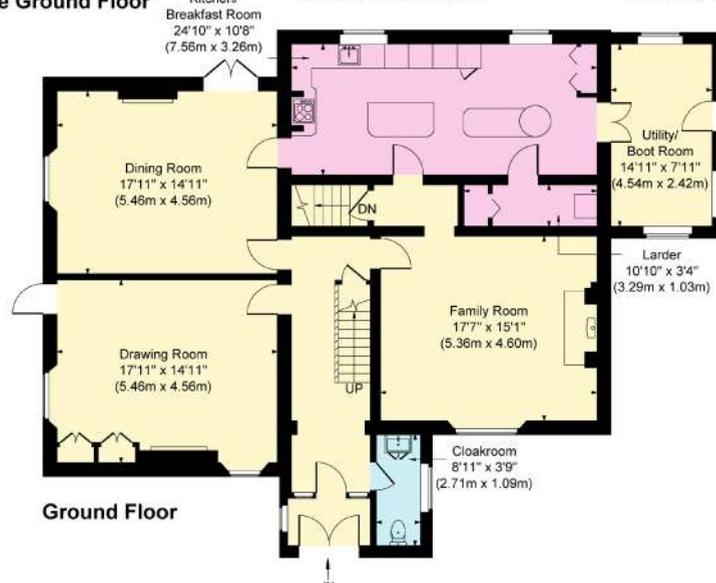


Outbuilding

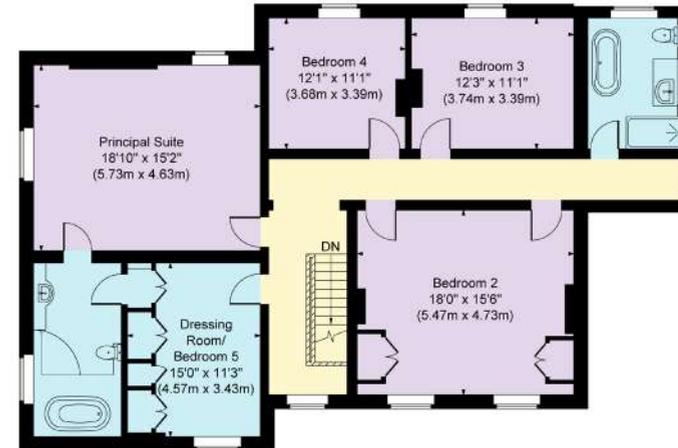


Stable Block

Outbuilding



Ground Floor



First Floor

We would be delighted
to tell you more.

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