



Sandicroft House
Church Minshull, Cheshire



Sandicroft House

Over Road, Church Minshull,
Nantwich, CW5 6EA

A magnificent fully refurbished & extended family home (6,870sq.ft.) with outstanding equestrian facilities & approx. 10.4 acres

- Superbly refurbished and extended contemporary accommodation.
- GF: Porch, Open Kitchen / Garden Room, Dining Room, Lounge, Study, Snug, Utility, Games Room/Bar, Cloakroom, WC.
- Master Bed Suite with Dressing Room, Bathroom & Balcony.
- Further 5 dble Beds, 3 en-suite & family Bathroom, galleried Landing.
- Electric gated driveway, double Garage, Gym, Garden Stores, Dog Kennel.
- Up to 15 Stables (inc 2 x foaling boxes), Tack & Feed Room, Treatment Room.
- Olympic Sized floodlit Manage by Charles Britton, Claydon 6 Horse Walker.
- 3 Bay Agricultural Shed (4 bay extension pending).
- Scope for annexed accom. (sub. to PP).
- Approx 10.4 acres, 5 x P & R fenced paddocks, gardens and woodland.

Church Minshull 0.5m | Nantwich 6m | Crewe 5.5m
Tarporely 9.5m | Chester 19m | Manchester 32m
Manchester International Airport 26m | Liverpool 41m



Situation

Sandicroft House is located in an attractive semi-rural location just outside the village of Church Minshull, & approximately 5 miles equidistant to the towns of Nantwich & Crewe; the city of Chester is approximately 19 miles.

The rural village of Church Minshull is named in the Domesday Book and is a designated conservation area having many beautiful Tudor houses. There is a historic Queen Anne church, a busy village hall and a popular pub/restaurant.

Nantwich is a charming and historic market town providing a wealth of independent boutique shops, national supermarkets, cafes, bars and restaurants with highly regarded Junior and Senior schooling,

Good communications via the M6 junction 16 (13 miles); Crewe Train Station (7 miles) offers excellent rail links to London Euston (1hr 34 minutes) & Manchester Piccadilly (38 minutes); Manchester International Airport is 26 miles away.



Description

Sandicroft House has recently undergone a comprehensive high quality programme of refurbishment and part extension to provide hugely impressive & extensive contemporary family accommodation (approx. G.I.A 6,870 sq.ft.). The first class equestrian facilities, outlined below, match the quality within the house; all are set within approximately 10.4 acres of paddocks, grounds & woodland making this a hugely impressive property ideal for those with equestrian interests.





The accommodation is highlighted in full on the floor plans. At ground floor level, the house is entered via an oak framed Porch, into a large Entrance Hall where a staircase rises to the first floor and continues around onto a galleried landing above. All the ground floor reception rooms are accessed off the Hallway.

The open plan & extended Kitchen / Garden Room is a real triumph, a bespoke design & fitted to an exceptional standard, with a large central island & an oak framed Garden room with bi-folding doors to the patio, gardens, infiltrating large volumes of natural light & providing a great place to enjoy the southerly rural views.

A very large Games/Snooker Room has an elevated seating area and a bar provides a fantastic entertaining space with French doors opening onto the terrace and into the garden.

Other rooms include a delightful Drawing Room, a Snug, a Study, a formal Dining Room, a spacious Utility Room, a Gun Room, a Boiler room & WC. The double Garage adjoins the Utility room, which has a rear door via a cloaks area to the stable yard.



At first floor level there are six Bedrooms and five Bathrooms. The spacious Master Bedroom suite has a wonderful Balcony area to enjoy the tremendous views, a Dressing Room and en-suite Bathroom.

All the bathrooms have been refurbished to an outstanding contemporary specification & have underfloor heating.

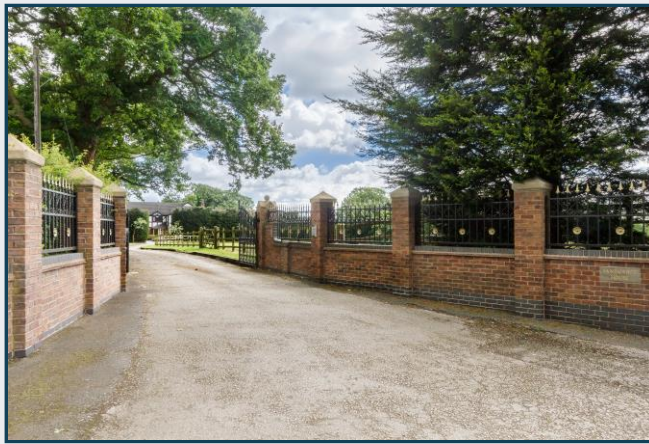
Gardens & Grounds

Sandicroft House is approached through electric security gates opening onto a drive sweeping past mature trees to one side and the largest of the paddocks on the other.

At the front of the house is a large fountain with a turning circle and ample parking extending to the side of the property and access to the double garage. Adjacent to this is a small wooden door into the garden shed and a bin store.

To the rear of the property the beautiful & secluded south facing garden that has been extensively landscaped & cultivated. The gardens are laid predominantly to lawn, with spacious patio areas & mature shrub plantings.

The patio areas offer great opportunities for outside entertaining, private family enjoyment & tremendous rural views.



Equestrian facilities / Outbuildings

Stable Yards

The stabling totals 15 loose boxes within two yards.

The Front Yard is in an L-shape, of brick & block construction with cavity walls, with 8 Stables, one being a foaling box and one is converted to a well-equipped Gym, a Tack Room with hot and cold running water and storage above. The rear yard comprises a block of 6 Stables, 1 Foaling Box & a fully stocked Vet's / Treatment Room with hot and cold running water and a washing machine.

Outdoor Arena

The Olympic sized "Charles Britton" Manège has been recently resurfaced, is post and rail perimeter fenced & is fully floodlit.

Horse Walker

The 6 horse 'Claydon' horse walker is fully rubber floor matted with ease of access to both yards.

Agricultural Barn

A large portal framed storage barn suitable for hay/vehicles/trailers etc. having concrete floor, electrics and water. The vendor reports that a 4 bay extension to this barn has been ordered & is pending.

Additional outbuildings include the double Garage with twin roller shutter doors & adjoining Bin store. There is a large storage area above the garage which could be easily converted into further accommodation if required subject to the relevant planning permission; plus a Log Shed & Dog Kennels.



Land

In all about 10.4 acres, with 5 principal grass paddocks, post and rail fenced & with automatic water drinkers. There is a useful sand paddock adjacent to the main stable yard optimising turnout options. To the north eastern boundary is a woodland area (approximately 3.4 acres) that runs down to the River Weaver. The land is not registered for entitlements.

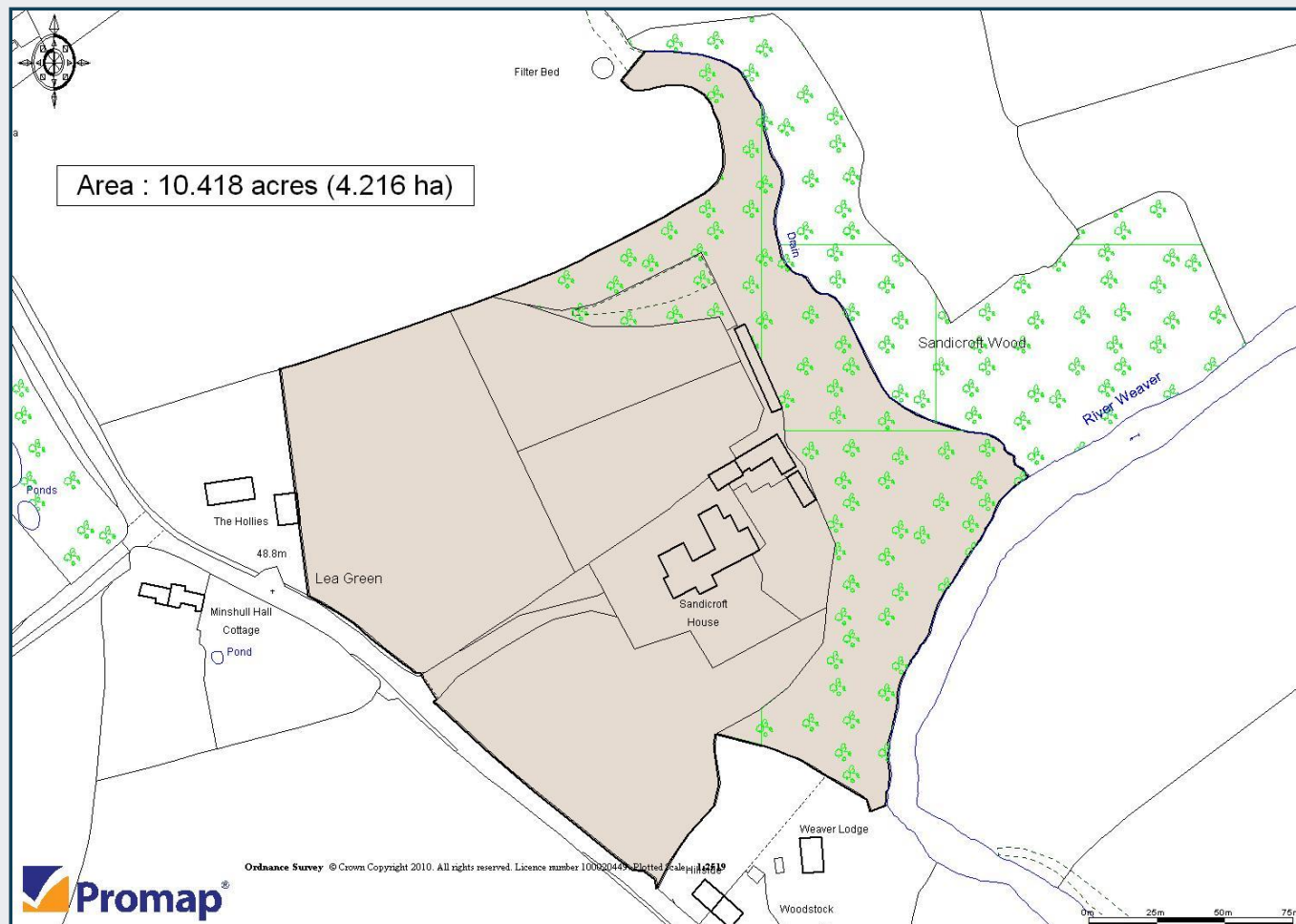
Services & Local Authority

Mains water and electricity.
LPG central heating.
Private drainage.
Cheshire East Council
Council Tax: The property is in band G.

Directions & Viewings

Traveling from Nantwich to Winsford on the B5074, proceed through Worleston on to Church Minshull. In Church Minshull at the mini roundabout take the first left onto Over Road. Proceed along Over Road up the hill and eventually the gated entrance to the subject property will be found on the right hand side.

Strictly by prior appointment with the sole agents Jackson Property on 01948666695 or 01743709249.



Shropshire (Head Office)
Franks Barn
Preston on Severn
Uffington
Shrewsbury, SY4 4TB
01743 709249

Cheshire
Handley House
Norbury Town Lane
Whitchurch
Cheshire, SY13 4HT
01948 666695

Website:
jacksonequestrian.com
jackson-property.co.uk
Email
info@jackson-property.co.uk

JACKSON EQUESTRIAN LTD for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order, or fit for their purpose, neither has the agent checked legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.