



Chapel House  
Minshull Vernon | Cheshire



## Chapel House

Middlewich Road, Minshull Vernon  
Crewe, Cheshire, CW1 4RD

A refurbished and modernised property with stables, arena and standing in 2.63 acres.

- A recently extended and refurbished property finished to a high standard.
- GF: impressive entrance hall, kitchen/breakfast room, utility, living room, dining area, snug, office, cloakroom with WC.
- FF: master bedroom with en-suite, 4 further bedrooms, one of which has an en-suite and family bathroom.
- Double garage with planning permission to create two further bedrooms.
- Mature gardens with patio and decked areas for entertaining.
- 45m x 20m arena and 3x stables.
- Standing in 2.63 acres.

### Approximate distances (miles):

Crewe 2m | Church Minshull 2m

Nantwich 5m | Middlewich 6m | Winsford 7m

Sandbach 7 m | Stoke on Trent 19m

### Situation

Chapel House is set in an ideal location just off the A530 Middlewich Road. The property lies in the heart of Cheshire with excellent access onto the A530 and only a short distance from the town of Crewe and the Market Town of Nantwich. Crewe railway station is only a short distance with direct links to London, Manchester and Liverpool. Although in a rural location, the local villages





and towns offer a wide range of shops and facilities. The closest town of Crewe offers a wide range of amenities, including main brand grocery shops, coffee shops, sports facilities, medical centre and pubs and Crewe station.

There are several schooling possibilities locally and beyond. There are primary schools located in Crewe, Sandbach, Middlewich and Nantwich. Whilst secondary schools and academies are available in Nantwich, Sandbach, Winsford and Crewe.

## Description

Chapel House is a brick built detached property under a slate roof. It has been tastefully extended, refurbished and modernised to create a contemporary family home.

The property is entered through new double doors and into a large entrance hall. Off the hall is a brand-new contemporary kitchen with breakfast bar, modern integrated appliances and induction hobs. Opposite the kitchen is a second sitting room or snug and a utility and cloakroom, which has access to the double garage and back door. The dining area is light and spacious with patio doors, adjacent is the study. The main sitting room is a large space with feature fireplace and patio doors onto the decked area to the rear of the property.

The first floor comprises a large master bedroom with en-suite, fitted wardrobes and sliding doors onto the balcony. Bedroom two is a good-sized double with shower en-suite. There are three further bedrooms and a family bathroom.

The property has planning permission to extend over the existing garage and create two further bedrooms. There is also a planning application submitted to Cheshire East Council to erect two residential properties within the curtilage of the land.



## Externally

The front of the property has plenty of parking space and a side access to the rear of the property. It has a double garage and plenty of space for storage. To the rear is a mixture of decking and lawn area, perfect for entertaining or relaxing in the hot tub (available by sep. neg.).

Adjacent to the garden is a timber range of stables housing 3 in total. There are a range of further timber sheds used for storage and feed. The stables have water and power connected with a concrete pad to the front.

Adjacent to the stables is a 45m x 20m arena with a sand and fibre surface.

The land is circa 2.63 acres and is all post and rail fenced.

## Services

Mains electricity & water

Private drainage via bio-disk tank.

Oil fired central heating and hot water

## Local Authority

Cheshire East

[www.cheshireeast.gov.uk](http://www.cheshireeast.gov.uk)

## Viewings

Strictly by prior appointment with the agents Jackson Property on 01948 666695 or 01743 709249.



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