



Pewit House
Hunterson, Cheshire





Pewit House

Pewit Lane, Hunsterson,
Cheshire, CW5 7PP.

A unique Grade II Listed property with 6 bedrooms, outbuildings, mature gardens with tennis court, equestrian potential and standing in over 6 acres.

- An exceptional former farmhouse, with a seamless mixture of contemporary and period accommodation.
- GF: Impressive entrance hall, kitchen/breakfast room, boot room, utility, living room, dining room, drawing room, snug, cloakroom with WC.
- FF: Master bedroom with en-suite, 5 further double bedrooms, two of which have en-suites, further large family bathroom.
- Two large outbuildings, suitable for a range of uses, including equestrian.
- Potential for change of use to the outbuildings subject to pp.
- Mature gardens with patio areas, partially surrounded by a tree-lined impressive moat.
- Orchard with vegetable garden.
- Flood lit tennis court and helicopter landing pad.
- Standing in over 6 acres and a further 4 acres are available by separate negotiation.

Approximate distances (miles):

Bridgemere 2m | Audlem 4.5m | Nantwich 7m
Crewe 11m | Whitchurch 12m
Market Drayton 12 m | Stoke on Trent 42m
Liverpool 45m | Manchester 46m



Situation

Pewit House is set in a tranquil location just off the no-through Pewit Lane. The property lies in the heart of South Cheshire, with excellent access onto the A51 London Road and only a short distance from the village of Audlem and the Market Town of Nantwich. The M6 is a 20-minute drive away, while 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 amenities and facilities. The closest village of Audlem offers a wide range of amenities, including a co-op, coffee shops, sports facilities, medical centre and pubs, all surrounding a spectacular 13th century church. Further afield is the Market Town of Nantwich which again benefits from a wide range of amenities.

There are a number of schooling possibilities locally and beyond in Cheshire and Shropshire. There are primary schools located in Bridgemere, Audlem, Wrenbury and Nantwich. Whilst secondary schools and academies are available in Nantwich, Whitchurch and Crewe.

There are numerous sports facilities in the area including: football, tennis and cricket clubs at Audlem, indoor and outdoor swimming pools at Nantwich, which also boasts cricket and hockey clubs. There are two 18-hole golf courses at nearby Whitchurch, which also includes a health spa with gyms and indoor swimming pools.





Equestrian interests are vast in the area including drag hunting with the Cheshire and South Shropshire Hunts, British Eventing at Kelsall & Somerford Park and racing enjoyed at Aintree, Chester and Haydock Park to name but a few. Whether is it watching or competing there are many other places for training and schooling horses & ponies locally too.

Description

Pewit House is a substantial property with an intriguing mixture of new and old. Part of the former farmhouse dates back to the 16th century with various additions and alterations proceeding almost every century since. The property captivates the history with original features and exposed woodwork throughout. However, with its most recent extension, it has brought the house into a more modern and contemporary way of living. The property is entered through a porch entrance and into the main reception hall. The reception hall epitomises the history of this house, with an original cast fire cooker, quarry tile floor and expanse of wall and ceiling timbers.



Off the hall is the kitchen, which forms part of the more recent extension. The kitchen is based on a range of wall and ground mount units formed in a U-shape with a timber framed island in the centre. There is a mixture of timber and granite surfaces with integrated appliances, including two ovens, microwave and dishwasher. Set within a brick recess is a Rayburn range with two ovens and two hot plates. There is a further integrated Smeg ceramic surface with 5 x hobs. Open to the kitchen area is the breakfast room with double doors opening onto the patio area.

Off the kitchen is a boot room and utility room with a separate doorway onto the patio area. Completing the more recent extension is the living room. This is a large, light and airy room with parquet flooring, working fireplace and double doors leading to the patio area. The remaining ground floor comprises a dining room with bay window and fantastic views across the moat and onto the paddocks. Across the hall is the drawing room which has an array of exposed timber work and beams, feature fireplace and staircase leading to the snug. The ground floor also benefits from a large cloakroom with WC and shower room.

The first floor comprises a master bedroom with an extensive range of fitted wardrobes and dressing table. The master has a contemporary en-suite with freestanding roll-top bath, walk-in shower unit and twin wash basins. There are a further 5 double bedrooms, two with en-suites and a further family bathroom. The fourth bedroom has a staircase leading to the attic room on the second floor.



Externally

The property is approached via Pewit Lane and finally along a private no-through driveway. The immaculate entrance begins with timber double gates leading onto a brick sided bridge over the naturally fed moat. The moat continues around the front of the property, creating a natural boundary between the mature gardens and the grass paddocks beyond. The property has an extensive stoned driveway and courtyard with external lighting and dressed stone boundary edging.





There are two substantial brick-built buildings surrounding the courtyard. These buildings offer over 8,000 sq ft of space and are suitable for a wide range of uses, including equestrian.

The main building is a typical Cheshire brick-built structure under a slate roof. It is predominately clear span which would allow a multitude of uses including equestrian. The second brick-built building is again substantial and has been used for storage recently, although the stable type doors would allow for easy conversion back to equestrian uses.

These buildings could potentially lend themselves to alternative uses such as residential, commercial and/or leisure, such as an indoor swimming pool and gym or potential wedding venues. Equally, they could easily be converted into stabling and associated equestrian facilities. Please be aware that some of these potential uses would require the appropriate planning permissions and building regulations.



Surrounding the house is a mature garden with immaculate lawned area leading up to the tree lined moat. There is a patio area outside the breakfast room and main living room which is South facing and captures the sun at all times of the day. Running along the rear boundary of the property is a tarmac based all-weather and flood-lit tennis court with permanent fencing surrounding all sides. Adjacent is a small orchard and vegetable garden.

Land

The main paddock is slightly over 6 acres, with post and rail fencing along all boundaries. The field can be accessed over a bridge crossing the moat from the garden or from a double timber framed gateway off the drive. The land is all down to grass and flat with water available. A small area of the field closest to the bridge had been used as a helicopter landing pad. There is a further paddock of over 4 acres available by separate negotiation.

Services

Mains electricity & water. Private drainage via septic tank.
Oil fired central heating and hot water

Local Authority

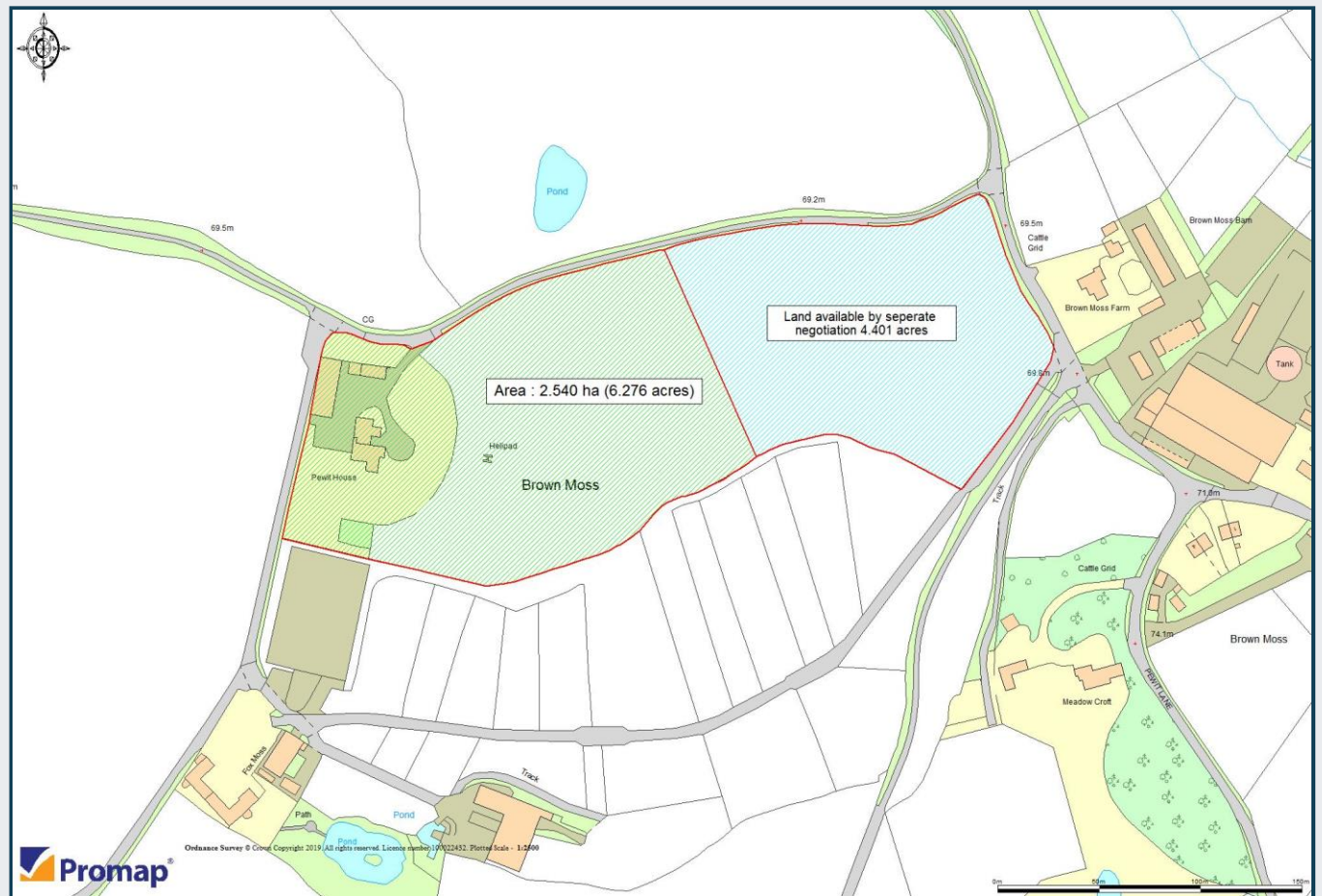
Cheshire East
www.cheshireeast.gov.uk

Viewings

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

Virtual tour

<https://my.matterport.com/show/?m=petS1RkzdqC>



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