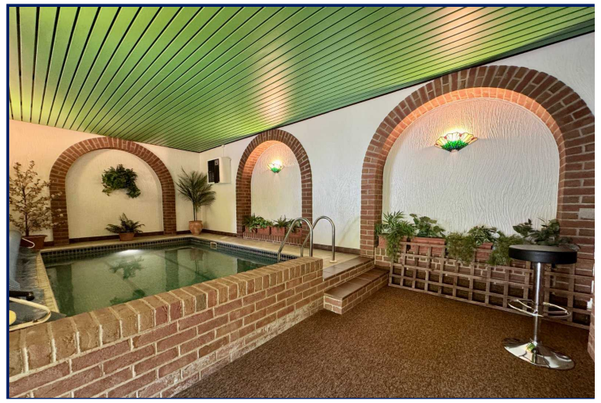
















Willaston Court, Hall Drive,
Willaston, Nantwich, Cheshire,
CW5

Asking Price: £900,000
Freehold

Reeds Rains

reedsrains.co.uk

Willaston Court, Hall Drive, Willaston, Nantwich, Cheshire, CW5

Asking Price: £900,000 Freehold

Council Tax Band: G
EPC Rating: D

Originally constructed as the coach house, barns and stables to the distinguished Willaston Hall, a Georgian manor dating from around 1700, Willaston Court is a substantial and highly adaptable residence extending to approximately 4000 square feet, occupying an enviable position within the former grounds of the Hall itself. The conversion has been undertaken with considerable sensitivity to the building's heritage, retaining its scale and character while creating a home of notable flexibility suited to modern family life, multi-generational occupation or a variety of commercial possibilities, subject to any necessary consent.

The accommodation is arranged around an impressive reception hall with galleried landing above, leading to an elegant sitting room and an exceptional 35ft living and family room, notable for its proportions and natural light. A spacious kitchen/dining room forms the practical centre of the house, designed equally for everyday use and larger gatherings. The ground floor of the principal residence also provides three bedrooms, two with en suite facilities, alongside a well-appointed utility and boot room.

Within the former stable range is a particularly versatile leisure suite incorporating an indoor swimming pool, gym space, changing area and shower room, together with a substantial 21ft studio or office offering excellent potential for professional or creative use. In addition, a self-contained cottage comprising living room, kitchen, bedroom and bathroom provides ideal ancillary accommodation for relatives, guests or independent occupation.

Outside, the property is centred around a distinctive heptagonal lawned garden, enclosed by the original arrangement of buildings and approached by extensive driveway parking with access to the double garage and garden store.

Reception Hall
17'6" x 9'8" (5.33m x 2.95m)

Leisure Suite

Pool and Bar Area
24'8" x 12'2" (7.52m x 3.7m)

Gym/Changing/Shower
14'8" x 12'4" (4.47m x 3.76m)

Studio/Office
21'10" x 16'8" (6.65m x 5.08m)

Cottage

Living Room
17'6" x 12'6" (5.33m x 3.8m)

Kitchen
9'2" x 8' (2.8m x 2.44m)

Bedroom
14'2" x 9' (4.32m x 2.74m)

Bathroom

Utility/Boot Room
18' x 9'2" (5.49m x 2.8m)

Bedroom One
13'10" x 12'6" (4.22m x 3.8m)

Ensuite Bathroom

Bedroom Two
13'10" x 10'4" (4.22m x 3.15m)

Ensuite Bathroom

Bedroom Three
13'8" x 9' (4.17m x 2.74m)

First Floor

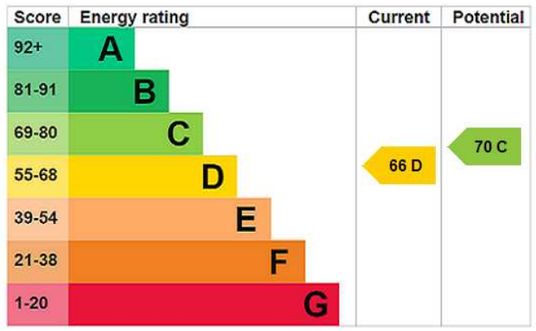
Sitting Area
11'4" x 10'10" (3.45m x 3.3m)

Family Living Room
35' x 17'6" (10.67m x 5.33m)

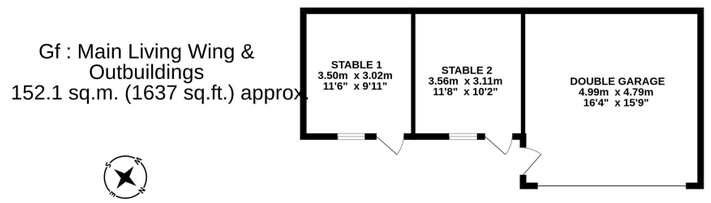
Kitchen Dining Room
14'6" x 13' (4.42m x 3.96m)

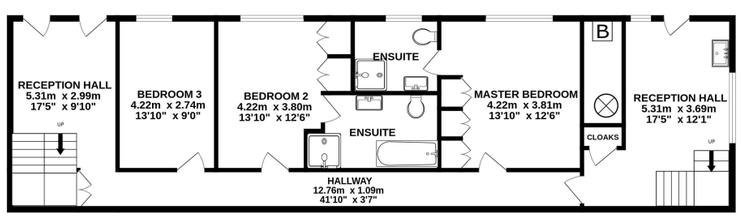
Gardens

Garage and Store



For full EPC please contact the branch.





Willaston Court - Arrangement Of Accommodation

TOTAL FLOOR AREA : 152.1 sq.m. (1637 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All Measurements are Approximate.

Laser Tape Clause
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Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes

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