



Mere Brow Weaverham, Northwich



STRUTT & PARKER

Mere Brow

Sandy Lane, Weaverham,
Northwich CW8 3PX

A substantial country house with
annexe, outbuildings and land

Acton Bridge 1.3 miles, Northwich 3.5 miles,
Frodsham 7.5 miles, Knutsford 14 miles,
Chester 16 miles, Manchester Airport 19.5 miles

Reception hallway | 3 Reception rooms
Guest cloakroom/wc | Kitchen/breakfast room
Utility room | 4 Bedrooms | En suite and
dressing room | Family bathroom | Annexe
(comprising 2 reception rooms, kitchen/
breakfast, utility room, bathroom, 2 bedrooms,
en-suite dressing room and WC) | EPC rating G

Greenhouse | Summerhouse | Double garage
Outbuildings and stable block with planning
consent | Gardens

In all about 9 acres

The property

Mere Brow is reached down a long private
driveway and enjoys an elevated position
overlooking open countryside. The property
offers excellent family accommodation which is
enhanced by detailed ceiling cornicing, exposed
beams, distinctive fireplaces and wonderful
far-reaching views. There is also the benefit a
two bedroom annexe, garaging and a range
of traditional farm buildings. There is planning
consent to convert the whole site including the
main house into six dwellings.
(Planning Ref No. 14/02510/OUT)

The accommodation comprises a welcoming
reception hallway with staircase rising to the
first floor, three reception rooms, a kitchen/
breakfast room, guest cloakroom and utility
room on the ground floor. On the first floor the
spacious landing give access to four bedrooms
all with fitted wardrobes and a family bathroom.
The principal offers a dressing room and
impressive en suite bathroom.





The annexe offers extensive accommodation over two floors and can be reached from the inner hallway of the main house and also from the front cobbled courtyard.

Location

Mere Brow lies within the popular village of Weaverham and close to the semi-rural villages of Acton Bridge, Crowton and Hartford which provide a good range of day to day facilities. There are excellent educational facilities in the area in both the state and private sectors including The Grange primary and senior schools in Hartford, The Mid Cheshire College in Northwich and The King's and Queen's Schools in Chester.

The property is well-placed for easy access onto the A49, A51 M6 and M56 with Manchester and Liverpool airports less than 20 miles away.

Leisure facilities in the area include equestrian centres, Sandy Lane in Weaverham and Arley Moss in Northwich, The Cheshire Polo Club grounds are also nearby. There are several golf courses, car racing at Oulton Park and horse racing at Chester Roodee racecourse.

Outside

The driveway leads to a pretty cobbled courtyard and garaging. There is ample parking and a side farm gate leads into the stable yard which incorporates a range of stables, workshops and stores. The property sits centrally within its grounds which extend to about 9 acres.

There are lawned areas and well-stocked borders directly in front of the house and a pathway leads around to the rear terrace. Across from the house are steps which lead up to an additional lawned garden with summerhouse and outdoor entertaining area.

General

Services: Mains water and electricity. Private drainage and oil-fired central heating.

Council Tax: Band H

Local authority: Cheshire West and Cheshire Council. Tel 0300 123 8123

Fixtures and fittings: All fixtures and fittings are excluded from the sale but may be available by separate negotiation.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Clawback: There will be a development clawback on the land of 40% for 20 years.





Floorplans
Main House internal area 3,849 sq ft (357 sq m)
Garages & Workshop internal area 664 sq ft (62 sq m)
Annexe internal area 2,493 sq ft (232 sq m)
Stables & Stores internal area 3,043 sq ft (283 sq m)
Summer House internal area 134 sq ft (12 sq m)
Green House internal area 665 sq ft (62 sq m)
 For identification purposes only.



Directions

From Chester take the A51 Tarvin Road. At the Tarvin roundabout take the 2nd exit onto the A54 towards Manchester and Preston. At the Oakmere Crossroads turn left onto the A49. At the Weaverham roundabout take the 2nd exit onto West Road B5144. Bear right onto West Road B5153 then bear left onto Sandy Lane. Continue forward for about 200 yards and the entrance to the property will be observed on the left hand side.

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50 offices across England and Scotland,
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