



TOTAL FLOOR AREA: 2977 sq.ft. (276.5 sq.m.) 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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**BLOOMFIELD, ARTHILL LANE, OFF REDDY LANE, WA14 3RA**



**BLOOMFIELD, ARTHILL LANE, OFF REDDY LANE, LITTLE BOLLINGTON WA14 3RA**

**£1,350,000**

**MONEY LAUNDERING REGULATIONS**

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**MEASUREMENTS**

Please note these room sizes are approximate and are only intended as a general guideline. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

**GENERAL**

Whilst we endeavour to make our sales particulars fair and accurate, they are only a general guide to the property. Please do not hesitate to contact us if you require any further information.

We refer potential purchasers to Marsden Cooper Associates Independent Mortgage Brokers. It is your decision to choose to deal with Marsden Cooper Associates in making that decision, you should know that we receive remuneration from Marsden Cooper Associates.



Stunning, detached 4 bed bespoke built property in a rural location with expansive views and filled with charm and character. Large grounds which include numerous outbuildings ranging from workshops to gardeners' storage, the property provides an outstanding opportunity to purchase a fabulous family home in a superb location.

**£1,350,000**



**SUBSTANTIAL DETACHED 4 BEDROOM HOUSE IN APPROX 1 ACRE PLOT WITH OUTBUILDINGS. FAVOURABLY LOCATED IN IDYLIC CHESHIRE COUNTRYSIDE.**

Bloomfield is a bespoke built, large family home with four bedrooms, two further loft rooms, spacious reception areas and well equipped large family kitchen/diner. The property sits in approx 1 acre of land with a range of outbuildings, workshops and garages located around the plot. Sitting in rolling Cheshire countryside in a rural location, yet within a few moments drive from local amenities, Lymm village and the thriving towns of Altrincham and Knutsford. Internal inspection is highly recommended to appreciate the spacious accommodation and extensive plot with exceptional potential.

**STAIRS TO FIRST FLOOR AND LANDING** Pine staircase leading to first floor and split landing.

**MASTER BEDROOM** 18' 11" x 12' 1" (5.77m x 3.68m) A fabulous master suite with floor to ceiling windows to dual aspects, the front elevation window opens to a South facing balcony which gives this delightful room a perfect ambience. Vaulted pine clad ceiling with inset spotlights and ceiling fan, window to side elevation, mirrored slide door wardrobes to two walls as you enter the room, two central heating radiators, two wall lights, audio system speaker, alarm control. Door opening to:

**ENSUITE** 11' 11" x 6' 7" (3.63m x 2.01m) Upvc obscure glazed window to rear, aqua boarded shower cubicle with Triton shower and pivot glass door, pedestal wash hand basin, W.C, half tiled walls, tiled flooring, chrome heated towel ladder, spotlights.

**BEDROOM 2** 14' 9" x 12' 0" (4.5m x 3.66m) Floor to ceiling upvc window overlooking fields, upvc single door opening to the South facing balcony, built in wardrobes and dressing table to one wall. Central heating radiator

**BEDROOM 3** 11' 2" x 10' 2" (3.4m x 3.1m) Upvc double glazed window to rear elevation overlooking the gardens and fields beyond, built in wardrobes to one wall, central heating radiator.

**EXTERNALLY** Sitting on an extensive plot, the property benefits from a range of outbuildings which include:

- Potting Shed/WC 5.20m x 1.70m
- Garden Store 3.45m x 2.17m
- Large Workshop 17.90m x 5.95m
- Small Workshop 7.15m x 4.77m
- Large Vehicle Garage 8.60m x 5.43m
- Field Store 6.20m x 3.30m
- Garage 6.20m x 5.40m
- Garage 6.63m x 4.52m

The paddock is an extensive grassed area with an evergreen boundary, concrete hardstanding, disused diesel tank, mechanics pit and 5 bar metal gate to the front elevation. The formal gardens to the house are mostly laid to lawn with several patio areas and raised borders filled with mature planting. A greenhouse sits aside the entrance gate to the paddock.



**THE ACCOMMODATION IN FURTHER DETAIL COMPRISES:-**

**ENTRANCE** The property is accessed via electric wrought iron gates and a tarmac drive provides plentiful parking. A low brick wall with wrought iron fencing atop provides the front boundary and a pedestrian gate gives access to one of the garages with parking area in front. A double garage is accessible from the driveway. CCTV is arranged around the exterior of the property and the perimeter.

**COVERED PORCH** Wide external door opens into the entrance hall with stairs to the first floor and landing.

**LOUNGE** 16' 6" x 15' 11" (5.03m x 4.85m) The formal lounge is accessed via double oak doors with etched glazing. Large upvc double glazed window to front elevation, ornate fireplace with living flame gas fire inset (LPG), surround sound audio system speaker (which features in most rooms throughout the home), coving, ceiling rose, four wall lights and inset spot lights.

**FAMILY KITCHEN/DINING ROOM** 24' 3" x 10' 4" (7.39m x 3.15m) & 26' 7" x 12' 1" An exceptional room which is the heart of this family home. Fitted with an extensive range of solid oak base and wall units with granite worktops, splashbacks and window sills, oil fired Aga, Siemens American style

fridge/freezer, integrated Siemens dishwasher and microwave, one and a half bowl stainless steel sink with granite drainer, spotlights, tiled flooring with underfloor heating. The dining and seating areas lead on from the kitchen area in a L shape, with two sets of upvc sliding doors to the rear elevation and further windows to side elevations making this a delightfully bright and open area. Spotlights and wall lights are arranged throughout the rooms.

**INNER HALLWAY** Accessed from the kitchen area, this inner hallway with quarry tiled flooring and upvc exterior door opening to gardens, with side panel windows. Door opening to:

**CLOAKROOM** 7' 7" x 6' 4" (2.31m x 1.93m) Sliding door gives access to the cloakroom/W.C with quarry tiled flooring, wash hand basin, pine clad walls, upvc obscure glazed window to rear.

**INTEGRAL DOUBLE GARAGE** 26' 7" x 20' 0" (8.1m x 6.1m) Accessed from the inner hallway is the large double garage with two separate up and over doors, power and light. All the electronic controls, meters and rcd units are arranged to one wall, together with the Eurostar oil fired boiler and Megaflo hot water tank. Base and wall unit with stainless steel sink, washing machine and tumble dryer, upvc window to rear elevation.

**BEDROOM 4** 14' 2" x 10' 0" (4.32m x 3.05m) Upvc double glazed window to front elevation, built in wardrobe, built in office desk, central heating radiator.

**BATHROOM** 12' 4" x 8' 4" (3.76m x 2.54m) Upvc obscure glazed window to rear, Jacuzzi corner bath, W.C, wash hand basin with storage unit below, large separate shower cubicle with aqua boarding and pivot glass door, heated chrome towel ladder, extractor, spotlights, tiled flooring, linen cupboard behind louver doors with central heating radiator.

**STAIRS TO SECOND FLOOR AND LANDING** A further pine staircase with upvc window to front elevation leads to the second floor which currently has two loft rooms (without windows)

**LOFT ROOM 1** 11' 3" x 10' 0" (3.43m x 3.05m) Previously utilised as a gym, now a useful storage room with central heating radiator.

**LOFT ROOM 2** 14' 8" x 11' 3" (4.47m x 3.43m) Currently utilised as a Games Room which houses a pool table (not included), central heating radiator.

**TENURE** Freehold

**COUNCIL TAX** Tax band G - Cheshire East

**SERVICES** Oil fired central heating, septic tank. Please note we have not tested the services or any of the equipment in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service report before finalising their offer to purchase.

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