





## Features

- Stables & Coach House Conversion
- 380 m2 (4,100 ft2) Accommodation
- Outstanding Dining Kitchen & Mezzanine
- Large Vaulted Drawing Room
- Five Large Bedrooms
- Large Gardens & Parking for Several Cars

This is an imaginative conversion of the former stables and coach house of Hefferston Hall, a notable mid 17<sup>th</sup> century Grade II listed building, the origins of which were first mentioned in the Doomsday Book. The property has recently under-gone an extensive renovation project, with the end result

being the creation of a beautiful bespoke family home where only the finest materials and fixtures fittings have been used. The accommodation extends to over 4,100 ft<sup>2</sup> equally balanced between elegant reception rooms, bedrooms and bathrooms. Externally there are large gardens

along with an extensive driveway suitable for parking several vehicles. The property is very 'eco' friendly and features a state-of-art "Okofen Pellematic" wood pellet burner system, which supplies heating and hot water at a fraction of the cost of a conventional system.



Hefferston Hall and its ancillary buildings have had a chequered history over the last 100 years. A Sanatorium was established in the 1920's, which later became The Grange Hospital. After it was decommissioned in 1990, the property was sold to a local developer who created the site as we see it today.

Local amenities are well catered for in both Cuddington and Weaverham, where there are local shops and other facilities. There are a number of excellent pubs and restaurants immediately available.

The West Coast Main Line railway is accessible from nearby Acton Bridge and Hartford, which enable access to London within two hours. Trains to Manchester and Chester run from Cuddington station. The A49 easily facilitates access to the region's major road network with Manchester and Liverpool airports both within 20 miles.





A major attraction of the area is the range of excellent local schools. The well regarded Grange private school is located in Hartford whilst excellent state high schools are available in Weaverham and Hartford. There are numerous local primary schools, including Sandiway, Cuddington and a choice of four in Weaverham.

Nearby Northwich caters for a more comprehensive range of amenities, including leading supermarkets with Waitrose, Marks & Spencer, Sainsbury's, Tesco and Asda all represented.

**AGENTS NOTE: This is an outstanding family home with immense character and style. Properties of this calibre rarely come to market and for this reason we recommend an early viewing as we envisage a considerable amount of interest.**





# | The Stables | Hefferston Grange Drive, Gorstage, CW8 2SR

