

# Sweet Briar Hall

Oakmere, Cheshire



Jackson-Stops  
& Staff









A recently renovated country house finished to a high standard, occupying a private and extremely peaceful location with land and lovely views over the surrounding countryside.

- Porch; Reception Hall; Drawing Room with Dining Area off; Snug; Fitted Kitchen with Breakfast Room; Study; Utility; Rear Hall; 2 Cloakrooms; Basement Games Room.
- Master Suite comprising: Double Bedroom with Dressing Areas & En-Suite Shower Room; 4 Further Double Bedrooms; 2 Bathrooms/Shower Rooms (1 En-suite); Loft Storage.
- Garaging with Studio over; Timber framed outbuilding providing excellent storage; Mature gardens and grounds; Pasture.
- In all approximately 4.18 acres (1.69 ha)







## Description

Sweet Briar Hall is believed to date from the middle part of the 20th century and is built of brick with K-rend rendered elevations under a slate roof with attractive bow windows to the south facade. The house has evolved over the years, having been extended approximately 10 years ago and more recently, in 2014/15, was subject to a comprehensive scheme of updating and re-configuration to meet with modern standards. It now provides superbly appointed family accommodation served by oil fired central heating, but has retained its character with hardwood flooring, plaster moulded ceilings, period doors and of particular note is the carved oak mantle above the fireplace in the study, which is believed to have come from an older hall of the same name which was located near Nantwich.

The recent improvements include the rendering of the building and garage in an off-white K-rend, the creation of a large open plan kitchen/ breakfast room with snug off, providing fantastic informal living areas, new floor coverings to the drawing room, kitchen, the opening up of the hall and staircase, re-tiling of the bath and shower rooms, the conversion of the cellar to a games room, and, outside, some re-landscaping of the main gardens including careful coppicing of certain trees and the construction of a new timber framed outbuilding.







The accommodation is now well proportioned and ideally suited to family living, arranged over two floors along with the games room at lower ground level. From the reception hall, which has a recently fitted wood-burner along with French doors opening to the terrace, there is access to the study with parquet floor and fireplace beneath a carved oak mantel, a cloakroom with W.C., Safe and stairs leading down to the games room which has independent access to outside courtesy of a door and external staircase to the garden. The Kitchen/Breakfast room is an impressive 25' room with stone tiled floor and incorporates a range of wall and floor units with cupboards and drawers beneath polished granite work surfaces, De Dietrich appliances to include an electric hob, microwave and oven, an oil fired 4 oven Aga, an Aga fridge/freezer with ice maker, a Miele dishwasher, a Belfast style sink unit with mixer, and a central island with further storage, wide work surface and chopping board.

Accessed directly off the kitchen is a wide opening into the snug which has a 'cinema projector' and also double doors opening into the drawing room which has a minster style fireplace with open fire and dining area with two pairs of glazed doors opening to the terrace. Indeed, this part of the house flows superbly and is ideally suited for formal occasions or everyday living. Off the kitchen is a rear hall and second cloaks as well as a utility room with further storage space, sink and is plumbed for washing machine and tumble dryer.

At first floor level there are five double bedrooms (bedroom 5 is currently used as a dressing room) and three bath/shower rooms, two of which are en-suite. The master bedroom has twin dressing areas and all three bath/shower rooms have recently been refitted, the family and guest bathrooms have travertine tiling, the master en-suite having marble tiling.











## Location

The property occupies an extremely private and quiet location in one of the most sought after areas in the west of the county, accessed off a country lane and has a pleasant southerly aspect with far reaching views over Delamere Forest Golf Club and the surrounding countryside. Yet despite its rural location Sweet Briar Hall is extremely well placed for travel, being within

10 miles of the M56 for easy commuting to all the major areas throughout the North West. Local services are available in the nearby villages of Norley, Kingsley and Sandiway as well as the larger conurbation of Tarporley. The cities of Chester and Manchester are within 13½ and 31 miles respectively which provide an extensive range of shopping and leisure facilities. On the recreational front there is excellent walking in the area, particularly in nearby Delamere Forest, a number of golf clubs nearby including Delamere and Sandiway, sailing at Great Budworth, motor racing at Oulton Park and for those with equestrian interest there is direct access to Delamere Forest off Gallowsclough Lane. There is a variety of both private and state schools nearby including The Grange School at Hartford as well as further north and south into Shropshire, accessed via the A49 (2 miles).







## Outside

The property is approached through a pair of electrically operated black wrought iron entrance gates and over a tarmac drive to a large turning circle with lawn and stand of mature pines, on the north front. The drive is flanked by an area of woodland with perimeter fencing and beech hedge.

There is a detached garage block of brick construction with K-rend elevations under a slate roof comprising double garage (18'1" deep x 17'8") with electric roller security door, and which is served with power and water. There is a rear door to a lobby off which is a separate w.c., door to outside and staircase to a first floor studio (23' 2" x 17'7").











A wrought iron gate set in a brick wall provides access from the drive to a flagged path leading around to the south of the house and to a stone flagged terrace. The gardens, which have been well tended, are primarily laid to lawn with floral borders, topiary and ornamental pond all being protected by a stand of trees to include pine, beech, oak and birch. There is a timber framed and slate gazebo with hot tub.

To the side of the house is a recently constructed oak framed building which comprises two stores (18'7" square and 18'7" x 12'10") provides useful space for garden machinery but could be adapted to stabling if required. Beyond is a five-bar gate into the field which is down to grass and has separate access to the lane.

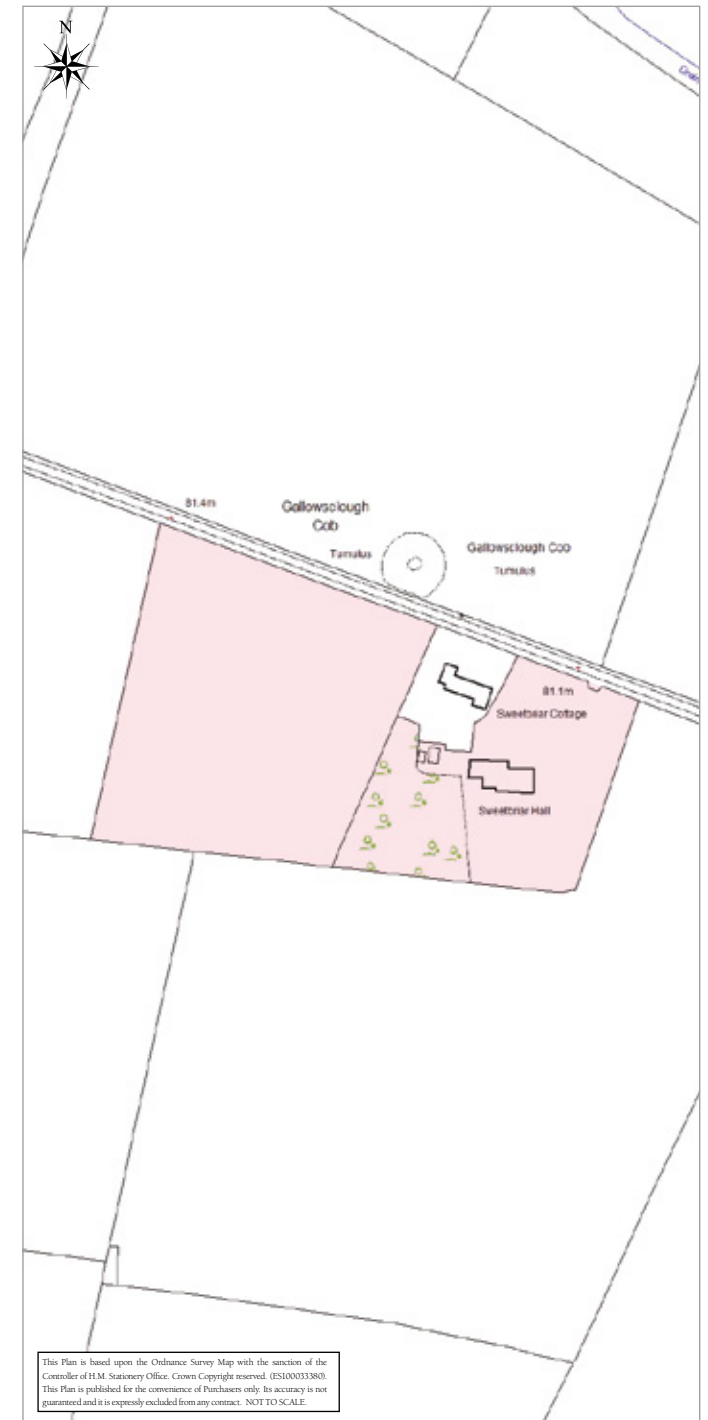
## Property Information

**Address:** Sweet Briar Hall, Gallowsclough Lane, Oakmere, Cheshire CW8 2TG.

**Services:** Mains water & electricity. Private tank drainage. Oil fired central heating. Telephone line (subject to BT regulations). Broadband connection available.

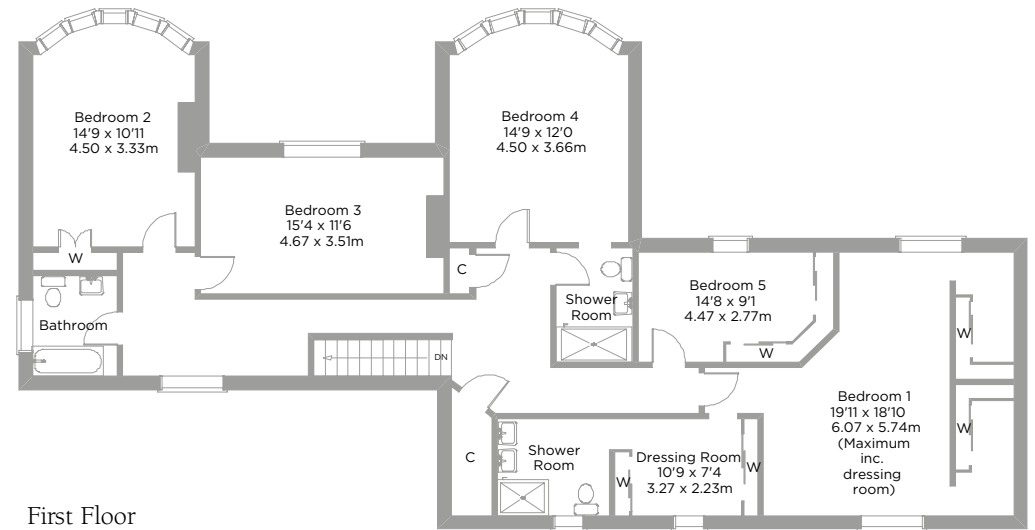
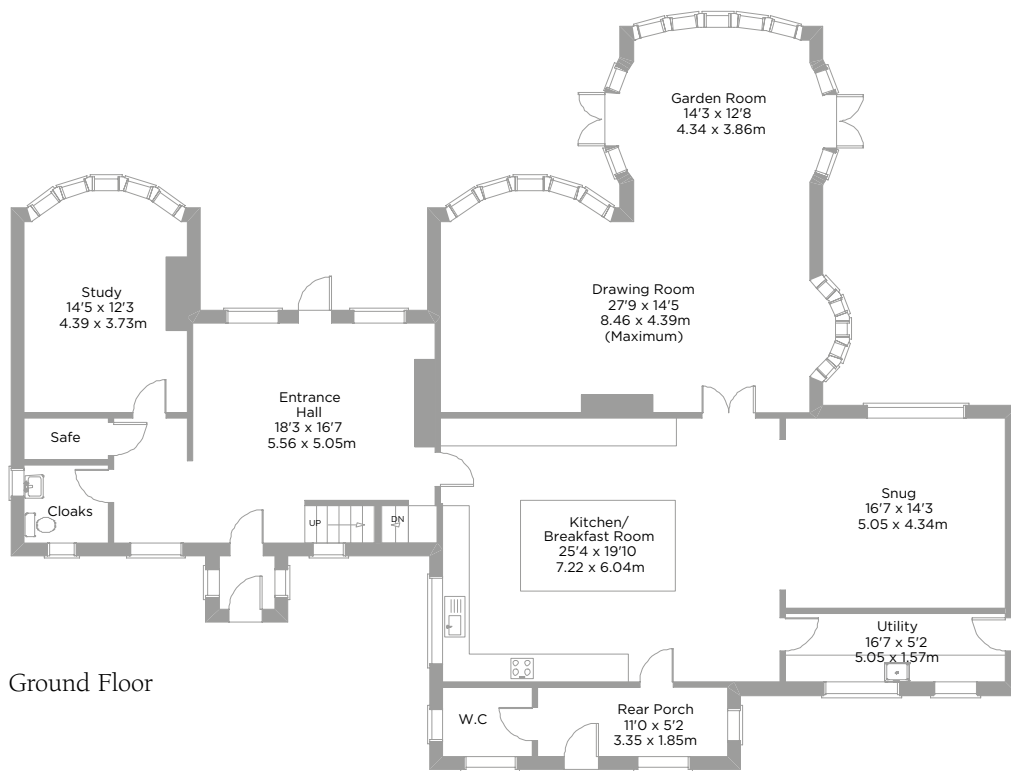
**Local Authority & Council Tax:** Cheshire West & Chester Council. Tel: 0300 123 5500  
Tax Band H. £3035.88 payable for 2015/16

**Viewing:** Only by appointment with Jackson-Stops & Staff Chester office.

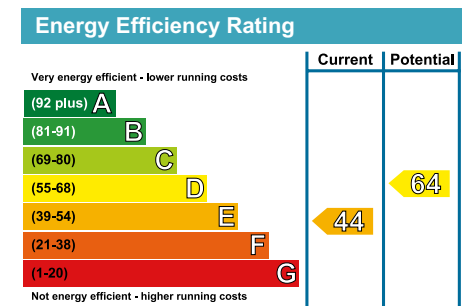




Approx. Gross Internal Area: 4283 sq ft - 397 sq m



Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.

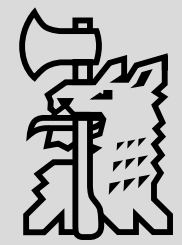


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