

# INIGO



## *Stoke Hall*

NANTWICH, CHESHIRE

£2,000,000 FREEHOLD

Built in the 17th century, Stoke Hall is a remarkable Grade II-listed house in the Cheshire countryside. Its primary seven-bedroom plan spans some 7,000 sq ft, with additional accommodation in a self-contained coach house. It has an astonishing array of early features, from an ornate staircase with string-turned balusters to imposing fireplaces. Outside are five acres of private grounds, studded with a variety of age-old trees. Despite its feel of remove, Nantwich rail station is a 12-minute drive away, providing regular connections to Manchester, Chester and London Euston.

### *Setting the Scene*

This fine home was built circa 1635; Flemish bond brickwork dating from this period can still be seen at the rear. Inside, the building is characterised by exposed timber beams, magnificent oak panelling, and moulded stone fireplaces.

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Expressive Georgian and Victorian interventions can be seen within, including fine woodwork and flooring. The façade at the front of the house was updated in the early 20th century, its neat red brickwork punctuated by sash windows with stone flat arches.

Sensitivity reimagined under current ownership, the house presents a set of spaces conceived with modern living in mind. There is also permission in place to sensitively convert the plot into three separate homes, details of which can be seen here.

### *The Grand Tour*

A private driveway sweeps up to the entrance to the main house. Entry is to an oak-panelled door with leaded side and overlights, framed by a smart stone archway. Inside, oak dado panelling lines the lower walls, while soaring ceilings overhead create a voluminous first impression.

In the drawing room, known as the 'oak room', a majestic moulded stone fireplace takes centre stage. Its oak chimneypiece extends toward the ceiling and is divided into three raised panels with exquisite detailing. Oak-panelled walls and window frames complete the ensemble, while exposed timber beams run overhead. Parquet flooring had been laid underfloor.

A living room sits opposite; here, sash windows on three sides capture leafy views of the garden beyond. In the study, exposed stone walls are imbued with a warm honey colour. A cast-iron fireplace with a timber mantelpiece has an intricate mural painted above it, with a brass cherub inset into the wall.

A gently arched window illuminates the kitchen. It also has a sash window, timber beams overhead and terracotta floor tiles. There is a white oil-fired Aga, a double oven and a run of floor-to-ceiling open shelving, perfect for storing crockery and glassware. To the rear of the kitchen is a large boot room and utility, which leads to a garden room-come-gym and shower room.

Across the hall, a generous dining room has parquet flooring, a grand fireplace with a log burner and detailed cornicing.



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To the side of the house, a glazed door with an arched fanlight opens onto the 'stair hall', which has oak dado panelling and a handsome staircase with string-turned balusters and square newels.

On the first floor, the principal bedroom is filled with light from three sash windows that frame treetop views. Its soaring ceilings create a wonderful sense of space, and there is a generous en suite bathroom with a freestanding bathtub, a walk-in shower and dual washbasins.

Three further bedrooms are found on this floor, two of which have en suite bathrooms with bathtubs. One has fitted storage and is currently used as a dressing room.

The second floor is occupied by three additional bedrooms and a shared bathroom.

On the ground floor, there is a separate wing of the house with its own entrance. Set over two levels, it has a kitchen, a living room, a WC, a large bathroom, two bedrooms and a lift.

There is a self-contained coach house within the grounds, with a kitchen, living room, bedroom and bathroom. It also has two stables attached.

### *The Great Outdoors*

The house sits amid five acres of private land. Yew hedging creates a sense of privacy and remove, and there is a large pond and two paddocks. Fields extend toward the rear, providing tranquil countryside views.

### *Out and About*

Nantwich hosts many popular events and festivals, including an international cheese festival and food festival, jazz, and a word and music festival. The pretty town retains modernity through its many independent shops and boutiques, including The Little Paper Shop for specialist stationery and the Nantwich Bookshop, which has a coffee lounge and hosts regular events.



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A traditional indoor market is held three times a week; it welcomes local artisans and regional suppliers, and there is also a monthly farmers' market. The town has many restaurants, pubs and bars, including the highly regarded Nine Mill Street. There is year-round outdoor swimming at the Nantwich outdoor brine pool, understood to be the only inland brine pool in the UK today.

Stoke-on-Trent, known for its potteries, is approximately a 35-minute drive away. For days out, the beautiful grounds and house of the National Trust-owned Little Moreton Hall, a timber-framed, moated mansion with 15th-century origins, are a little over 20 miles away.

Nantwich has a good choice of schools, including Acton Primary, Stapeley Broad Lane Primary, and Malbank Secondary School.

Nantwich rail station is a 12-minute drive away, with connections to London Euston in just over two hours. Direct trains to London run from Crewe, which is also a short drive away. Manchester and Chester can be reached in under an hour by train, and the M6 provides good road transport links. For international travel, Manchester Airport is 50 minutes away.

Council Tax Band: H

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## *About*

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.