



MISREPRESENTATION ACT 1967.

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A rare opportunity to acquire a superb village residence within walking distance of Audlem. An outstanding Six Bed, Two Bath Detached newly converted high specification barn conversion boasting magnificent accommodation, ideal multi generational living. Sweeping drive, gardens & adjoining fields.

### DESCRIPTION

A rare opportunity to acquire an enchanting village residence within walking distance of Audlem.

An outstanding Six Bedroom, Two Bathroom Detached newly converted high specification barn conversion boasting magnificent spacious & naturally light accommodation, with under floor heating to the ground and first floors including individual LCD room thermostats. The stunning home is also ideal for multi generational living, if required. Briefly comprising Reception Hall, Cloaks/WC, Living Room, Sitting/Games Room, Utility, Kitchen Dining Family Room, Hallway, Bathroom, Bedroom Three, Bedroom Four.

Stairs from Reception Hall to the Master Bedroom Suite, Dressing Room, Ensuite Bathroom, Bedroom Two, Bedroom Five/Office.

Stairs rising from the Hallway to Landing Area & Guest Bedroom Six with WC. Under floor heating (LPG). Garages with a gravelled sweeping driveway. Extensive lawned gardens extending to approx 1 acre, adjoining fields.

Note: There may also be the potential to create a studio / small annexe within the grounds of the property, subject to any necessary consents etc.

### AUDLEM

Audlem is an attractive, extremely well serviced award-winning country village, the centre of which is designated as a Conservation Area, well known for its Church dating back to 1279. Audlem has a medical practice, chemist, primary school, play group, three public houses and a range of shops. It is also the location of 15 locks on the Shropshire Union Canal. Approx distances: Nantwich 6 Miles, Crewe 10 miles, Manchester 40 Minutes, Walled City of Chester 26 miles, Newcastle Under Lyme 14 miles, Telford 25 miles, Shrewsbury 25 miles, M6 motorway - Junction 16 - 10 miles. In a county considered as prosperous as Cheshire, a village as well serviced as Audlem may become complacent about the services & facilities it provides but it has demonstrated that it certainly doesn't take its facilities for granted. Annual events in the Village include a Transport Festival, Music & Arts Festival and Open Gardens Weekend. Recent Awards won by Audlem Village: Regional title for North England as well as overall award for Building Community Life (sponsored by DEFRA-Department for Environment, Food & Rural Affairs) in the 2005 Calor Village of the Year. The Village has also won awards for 'Most Vibrant Village in Cheshire' & the 'Building Community Life' title, 'Best Kept Village' in the Cheshire Community Action Awards 2014 and numerous 'Britain in Bloom' awards.

### NANTWICH (APPROX 7 MILES)

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. Nantwich in Bloom in November 2015 was delighted to have once again scooped the prestigious Gold award from the Britain in Bloom competition. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings. The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent trains from Crewe railway station link Cheshire to London-Euston in only 1hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.

### THE ACCOMMODATION:-

With approximate dimensions, comprises;

### RECEPTION HALL

15'3" max x 14'9" (4.67 max x 4.52)

Highly attractive heritage green coloured entrance door. Ceiling light point, limed beam, window to the front elevation, wood floor, attractive turned stairs rising to the first floor with under stairs cupboard. Under floor heating.

### CLOAKS / WC

Low level WC, wash hand basin, light point, under floor heating.

### LIVING ROOM

19'5" x 15'5" (5.94 x 4.72)

An elegant naturally light room, superbly proportioned with a stunning feature chimney piece and wood burning stove upon a slate hearth & with a wood mantle inset. Ceiling light point, limed beam, 2 full height windows to the front elevation and smaller window to the rear, radiator, TV points. Doors to the Reception Hall & Sitting/Games Room.

### SITTING / GAMES

17'7" x 11'3" (5.36 x 3.45)

Pitched ceiling, ceiling light point, window to the rear elevation with pleasant garden view, wood floor, radiator. Door to Utility.

### UTILITY ROOM

14'4" x 11'3" (4.37 x 3.45)

An extremely spacious Utility Room with numerous wall, base & drawer units with solid wood work surface & inset ceramic 1.5 bowl sink unit & mixer tap. 4 Ring electric hob & oven beneath, integrated dishwasher, part tiled walls, double glazed window & part glazed door to the rear elevation with direct access to the entertaining terrace, recessed ceiling spotlights, tile floor. Space & plumbing for washing machine & tumble dryer.

Door to the Kitchen Dining Family Room.

### KITCHEN DINING FAMILY ROOM

28'4" x 27'9" (8.64 x 8.46)

An incredibly vast & elegant room being the perfect space for socialising and entertaining.

Boasting a wonderful high ceiling and stunning limed wall and ceiling beams, the magnificent room exudes a chic country style with direct garden access to the rear with double opening doors leading to the terrace. Ceiling light points & recessed ceiling spotlights, highly attractive tile floor, full height windows to the rear garden with beautiful vista. Contemporary style wood burning stove upon slate hearth with inset timber mantle, TV point to the Living Area, ample space for dining table & chairs. The Kitchen itself is a most inspired 'cooks kitchen', with a beautiful range of contemporary wall, base & drawer soft close units with a large dining island. The kitchen is fitted with 'NEFF' quality appliances including integrated 5 ring double induction hob, concealed extractor fan, integrated eye level electric oven/grill, tall integrated fridge/freezer, a single integrated drinks fridge, integrated microwave and dishwasher. Stunning white quartz work surfaces with part tiled walls, inset sink & brushed chrome mixer tap. Doors to the Reception Hall, Utility Room and Hallway. Stunning entrance to the front elevation.

### HALLWAY

Beautifully presented with ceiling light point & stairs rising to the first floor. Doors to Bedrooms Three & Four. Cupboard housing hot water cylinder & boiler.

### BATHROOM

Presented in a boutique hotel style, with double end bath with central mixer taps, part tiled walls, walk in shower with mains overhead shower & glass screen, concealed cistern WC & wash hand basin with mixer tap upon contemporary cupboard unit, tiled floor, recessed ceiling light points, window to the side elevation.

### BEDROOM THREE (DOUBLE ROOM)

15'7" x 9'1" (4.75 x 2.77)

Ceiling light point, window to the rear elevation with stunning garden view, TV point.

### BEDROOM FOUR (DOUBLE ROOM)

15'7" x 8'11" (4.75 x 2.72)

Ceiling light point, window to the rear elevation with stunning garden view, TV point.

### STAIRS FROM THE RECEPTION HALL TO:-

### FIRST FLOOR LANDING

Roof light to the rear elevation, highly attractive limed effect beams, recessed ceiling spot lights.

Doors to the Master Bedroom Suite, Bedroom Two & Bedroom Five/Office.

### MASTER BEDROOM ONE

15'7" x 9'10" (4.75 x 3.02)

Exuding elegance & style with a high degree of natural light, limed effect beams, roof light to rear & port hole style circular window to side, TV point. Open to the Dressing Area.

### DRESSING ROOM

9'3" x 9'1" (2.82 x 2.79)

Limed effect ceiling beam, low window to the front elevation. recessed ceiling spotlights. Door to the Ensuite.

### ENSUITE BATH & SHOWER ROOM

Presented in a boutique hotel style with double end bath with central mixer tap, concealed cistern WC, wash hand basin with mixer tap & cupboard beneath, walk in shower with rainfall shower head & glass screen, part tiled walls, roof light, recessed ceiling spot lights, chrome ladder radiator.

### BEDROOM TWO (DOUBLE ROOM)

15'10" x 9'10" (4.85 x 3.02)

Ceiling light point, double glazed to the rear, TV point. Access to large storage space.

### BEDROOM FIVE / OFFICE

14'9" max x 6'2" (4.52 max x 1.88)

Ceiling light point, low double glazed window to the front elevation, telephone point.

### STAIRS RISING FROM THE HALLWAY TO:-

### GUEST BEDROOM SIX (DOUBLE ROOM)

15'10" x 14'11" max (4.85 x 4.55 max)

Recessed ceiling light points, double glazed window to side with views towards fields, radiator, TV point. Door to the Cloaks/WC.

### CLOAKS / WC.

Low level, wash hand basin with mixer tap upon storage cupboard, tile splash back, ceiling light point, chrome ladder radiator, extractor fan, wood floor.

### LANDING

Recessed ceiling spotlight, roof light to rear, Door to Bedroom Six.

### STORAGE

17'7" x 6'11" (5.36 x 2.13)

### EXTERIOR

The is approached over an extensive gravelled sweeping driveway through stone pillars featuring the property name plate, which leads to a large parking & turning area and raised circular stone flower bed with mature Copper Beech tree.

There is a single garage with double opening timber doors, power & light and additional store to the side of the property. The wonderful gardens extending to approx 1 acre, are of a very generous size being both family and pet friendly. The large front lawned garden is raised with a most enchanting view towards Audlem St. James' Church and bordered by mature trees. A timber gate provides side access to the beautiful rear garden, with its vast lawn, mature trees bordering open farmland to the side and rear. There is a stunning large decked terrace leading directly from the rear of the property making get togethers, BBQs & entertaining an absolute delight, boasting an impressive degree of privacy and an inspiring outlook. Presently, the owners have an ideal spot for their 'pop up' pool, but the additional space could be used for further seating etc, if required. In all, the gardens are sublime and are the perfect place to relax, entertain & to simply enjoy the incredibly pleasant location.

### DETACHED GARAGE

GARAGE:- 17'5" x 17'5"

OPEN GARAGE / STORE:- 17'5" x 7'11"

### EPC RATING: D

### COUNCIL TAX BAND: E

### SERVICES

All mains water, drainage & electricity services are connected (subject to

statutory undertakers costs & conditions). LPG heating. NOTE: No tests have been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services.

### TENURE

Presumed Freehold with vacant possession upon completion (Subject to Contract).

### VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410 E-mail: nantwichsales1@wrightmarshall.co.uk. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

### SALES PARTICULARS & PLAN/S

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law. All required questions relating to the property/land should be made by prospective viewers/purchasers to satisfy their own enquiries etc prior to & throughout a sales transaction.

### ALL MEASUREMENTS

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### MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

### FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

**\*\*** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **\*\***

For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.