



# SWALLOWS BARN

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Church Minshull, Cheshire

**Rickitt**  
Partnership



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## Delightful four bedroomed barn conversion with detached two bedroomed annexe

Semi detached barn conversion ♦ Four bedrooms, two en-suites, Jack & Jill shower room ♦ Four reception rooms, breakfast kitchen ♦ Under floor heating throughout, solar panels ♦ Home entertainment system with Cat4/speaker system ♦ Detached self contained two bedroomed annexe ♦ Fantastic views across open countryside ♦ Sits in just under an acre of grounds ♦ Three car garage & parking ♦ EPC B

### Description

A superb and immaculately presented four double bedroomed semi detached barn conversion with outstanding undisturbed views across open countryside to the rear. The property also has a fantastic detached self contained two bedroomed annexe located in the grounds. The recently refurbished barn conversion is tucked away off the road down a gated, tree-lined drive and has four reception rooms, three en-suites and under floor heating on both floors. To the outside, there are well kept gardens to the front, and the rear, main garden, is laid to lawn with paved terraced areas and spectacular views onto open countryside. The property has three garages, with one used as a workshop and additional parking to the front. This stunning barn sits in just under an acre of grounds.

### Entrance Hall

Open staircase to first floor. Marble tiled floor. Walk in cupboard.





### **Snug**

Large double glazed window to rear.

### **Study**

Double glazed window to front. Part glazed wall to hall.

### **Shower Room**

Walk in shower, low level WC and double hand wash basin with mixer tap and vanity unit below. Wall mounted heated towel rail. Rain sensor skylight window to rear. Tiled floor.

### **Drawing Room**

Two double glazed windows to front. Dual faced log burner with slate hearth. Built in speakers and large projection screen.

### **Dining Room**

Large double glazed patio windows and double glazed wall to rear. Two double glazed windows to side. Dual faced log burner with slate hearth. Double skylight to rear.

### **Kitchen/Breakfast Room**

A Zest fitted kitchen with large central island with Corian work surface and timber breakfast bar with range of base units and cupboards below. One and half bowl sink unit with Quooker tap. Siemens electric hob with extractor above. Range of wall units with integrated Siemens electric oven, microwave/oven with plate warming drawer, coffee maker with plate warming draw and wine cooler. Large fridge and separate freezer. Space for table and chairs. Double glazed bi-folding patio doors to rear. Two skylights to rear. Tiled floor.

### **Utility**

Range of wall and base units with timber effect work surface above, stainless steel sink unit with mixer tap. Space for washing machine. Part double glazed door to rear. Hot water cylinder and piping.





### **First Floor Landing**

Exposed beams. Double glazed window to front and to rear.

### **Bedroom One**

Double glazed window to front. Double glazed French doors opening onto roof terrace. Partially exposed beams. Large walk in wardrobe with built in shelving and hanging space. Staircase to open plan dressing area. Double glazed circular window to side.

### **En suite Bathroom**

Free standing bath with integrated tv above, large walk in rain shower and hand wash basin with mixer tap and vanity unit below. Part tiled walls. Wall mounted heated towel rail. Tiled floor.

### **Bedroom Two**

Built in wardrobe. Double glazed window to front.

### **En-Suite Shower Room**

Walk in shower, low level WC and hand wash basin with mixer tap and vanity unit below. Frosted double glazed window to rear. Tiled floor. Wall mounted heated towel rail.

### **Bedroom Three**

Double glazed window to rear. Built in wardrobe. Partly exposed beams. Access to loft. Door to:

### **Jack & Jill Shower Room**

Large walk in shower, low level WC and hand wash basin with mixer tap and vanity unit below. Tiled floor. Wall mounted heated towel rail.

### **Bedroom Four**

Double glazed window to rear. Fitted wardrobes. Exposed beams, door to Jack & Jill bathroom.







## Detached Self Contained Annexe

### **Sitting Room/Kitchen**

Exposed beams. Part exposed brickwork. Large double glazed window to front.

Kitchen area with range of wall and base units with timber work surface above and breakfast bar. One and a half bowl sink unit with mixer tap. Electric oven with electric four ring hob and extractor above. Integrated washing machine. Space for fridge.

### **Bedroom One**

Two double glazed windows to front. Fitted wardrobe. Under floor heating

### **Ensuite WC**

Low level WC and hand wash basin with mixer tap and vanity unit below. Cupboard housing LPG boiler.

### **Ensuite Shower**

Walk in shower, circular hand wash basin with mixer tap and vanity unit below. Wall mounted heated towel rail

### **First Floor:**

### **Bedroom Two**

Exposed beams. Two skylight windows to front and two to rear. Exposed brickwork. Radiator.









## Outside

### Garages and Parking

There are three garages with the property comprising of a double garage with two single electrically operated roller doors, with power and light. A single garage/workshop with electrically operated roller door, range of base units with timber work surface above. Power and light. The off road parking is in front of the garages.

### The Grounds

There are well kept gardens to the front and rear of the property. The front garden is mainly laid to lawn with paved terrace area and paved pathways to the annexe and barn. The main garden, with its fabulous views across open countryside, is to the rear of the barn and mainly laid to lawn with two paved terraced areas and pathway. The barn sits in just under an acre of grounds.





# Floorplans

Swallows Barn, Church Minshull, Cheshire

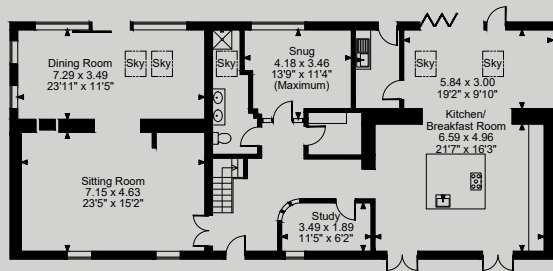
Approximate Gross Internal Area

Main House = 3102 Sq Ft/288 Sq M

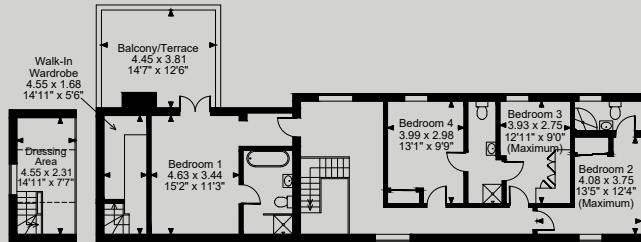
Garages = 527 Sq Ft/49 Sq M

Annexe = 833 Sq Ft/77 Sq M

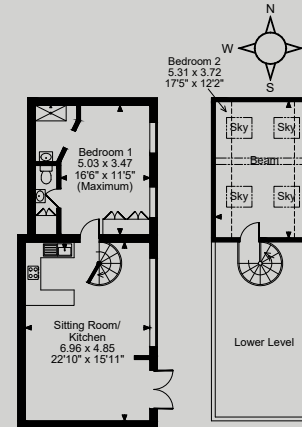
Total = 4462 Sq Ft/414 Sq M



Ground Floor

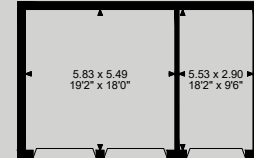


First Floor



Annexe Ground Floor

Annexe First Floor



Garages

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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