



Barn Owl Croft
Burland, Nantwich





Barn Owl Croft

Stonely Green, Burland,
Nantwich, CW5 8QA

A delightful 3 / 4 bedroomed semi-detached country house with excellent equestrian facilities and approx. 1.5 acres.

- Spacious family home with a wealth of character and open views across the countryside.
- GF: Enc.Porch, Living Room, Inner Hall, Bed 4/Sitting Room, Laundry/Utility, downstairs w.c, Boot Room/Cloaks
- FF: 3 dbl bedrooms, Family bathroom.
- Stable Yard – 6 loose boxes, double garage. Parking for horsebox and numerous cars.
- 44m x 14m Robinsons Agricultural building – Storage for Hay, vehicles, 2 x mezzanine floor, Tack and Feed Room.
- Excellent 40m x 20m Manege with silica sand and rubber surface.
- Good Outriding from the property via country lanes.
- Rural setting yet with excellent proximity to road and rail links.
- Approx. 1.549 acres in total.

Nantwich 3m | Crewe 7m | Whitchurch 11m |
Chester 22m | Stafford 35m | Manchester 40m.



Location/Situation

Barn Owl croft occupies a peaceful rural spot, enjoying distant open views over idyllic countryside. It is well situated for miles of good out-riding via country lanes and also benefits from close proximity to the Shropshire Union Canal.

Within a short distance away is the historic market town Nantwich which provides an extensive range of period buildings, independent boutique shops, cafe, bars and restaurants. Crewe is circa 5 miles away and contains fast intercity railway network (London Euston 90 minutes and Manchester 40 minutes). Junction 16 of the M6 motorway is 10 miles which gives access to both north and south of the country.

Description

Barn Owl Croft is a semi-detached cottage, which has been extended and improved both internally and externally. Internally it offers spacious family accommodation with considerable character throughout. It would be ideal for the 'Lifestyle' equestrian user.

Externally the property has been much improved, it has been well planned and meticulously managed having a new 20m x 40m Manege, stabling for upto 6 horses, Agricultural building and garages. The property benefits from a small garden, having a patio area providing useful entertaining space. There are 3 separate paddocks totalling approx. 1.062 acres.

Accommodation:

PORCH Brick & slate enclosed entrance porch with solid wood entrance door.

LIVING ROOM 17' 0" x 16' 10" (5.18m x 5.13m)

Exposed brick fireplace and slate hearth, 'Morso' cast stove (available by separate negotiation), two radiators, two uPVC double glazed dual aspect windows, beamed ceiling, display alcove, Panel glazed door to:-

INNER HALL Two radiators, (one with painted cover), staircase off to first floor, exposed wall timbers & ceiling beams.

BEDROOM(4)/SITTING ROOM 11' 3" x 15' 3" (3.43m x 4.65m) Exposed brick fireplace recess (not working), with timber beam over, uPVC double glazed window, radiator, beamed ceiling, TV point, fitted shelving.

DINING ROOM 13' 11" x 10' 9" (4.24m x 3.28m) Quarry tile floor, beamed ceiling, uPVC double glazed window, radiator.

KITCHEN 13' 10" x 11' 9" (4.22m x 3.58m) Comprehensively equipped with modern fitted oak coloured units to low elevations with a matching central island incorporating storage cupboards, numerous base & wall units, display cabinets, inset 1.5 bowl single drainer sink unit with mixer tap. Vaulted ceiling with exposed purlins and skylight, part tiled walls, uPVC double glazed window, oak exterior door, radiator. 'Rangemaster 110' double oven range with ceramic hob with 'Rangemaster' canopy hood over (available by separate negotiation), space for appliances, ceramic tile floor.

LAUNDRY/UTILITY 14' 3" x 13' 6" max. m/ments (4.34m x 4.11m) White glazed sink, plumbing for washing machine, space for white goods, fitted base storage units & matching wall cupboards, electric meters, 'Grant' oil fired central heating boiler.
DOWNSTAIRS WC Close coupled WC, electric wall heater.





BOOT ROOM/CLOAKS Exterior door.

FIRST FLOOR:

LANDING 18' 9" x 6' 11" max. m/ment (5.72m x 2.11m) Built in wardrobes, radiator, beamed ceiling.

BEDROOM(1) 13' 11" x 11' 2" (4.24m x 3.4m) uPVC double glazed window, airing cupboard with lagged hot water cylinder, radiator.

BEDROOM(2) 15' 0" x 10' 3" (4.57m x 3.12m) Two uPVC double glazed windows, two radiators, access to loft, TV point.

BEDROOM(3) 15' 1" x 9' 7" (4.6m x 2.92m) Beamed ceiling, radiator, uPVC double glazed window.

BATH/SHOWER ROOM Modern suite comprising:- panel bath, close coupled WC, pedestal wash hand basin, screen door enclosed cubicle with wet wall finish & thermostatic shower unit, radiator, uPVC double glazed window.

EXTERNALLY: -

The property is approached via a wooden gate leading to a stoned driveway providing parking for plenty of cars and leading onto the side patio area.

Front & side lawned garden with mature trees and shrubs.

EQUESTRIAN FACILITY

Double five bar gates open to:

Stable Yard





Stable Block One – 4 loose boxes brick built with concrete base and canopy. Rubber floor matting.

Stable Block Two adjacent to stable block one, brick built with concrete base and canopy.

Two Stables
Adjoining workshop
Log shed
Lock up workshop
Car port.

Side hardstanding for horsebox etc.

Oil storage / bin store area

Double Garage with twin openings 20'0" x 15'6", power & light.

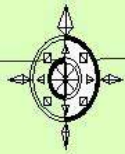
Agricultural Shed (Robinsons) 44m x 14m Steel stanchion, block & timber clad with a corrugated roof. 10'3" height double exterior doors. Valuable storage for machinery, hay, Feed Room and various bits of equestrian equipment. Within the shed there is a:

Tack Room subdivided by internal block walls. (Having saddle racks, bridle hooks, rug holders.not

included in sale) **Two Mezzanine floors** either end of the shed providing extra storage.

Manege 40m x 20m post and rail perimeter fenced, professionally installed with silica sand & rubber surface and land drainage. Having dressage markers and mirrors.

Land approx.1.062 Acres separated by electric fencing into 3 separate paddocks. (Excluding house & gardens, buildings and manege.



Stoneley
Green

Barn Owl
Croft

Cherrytree
Cottage

Pond

SERVICES Mains water & electricity are either connected or available locally (subject to statutory undertakers costs & conditions).

Private drainage system.

Oil fired central 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.

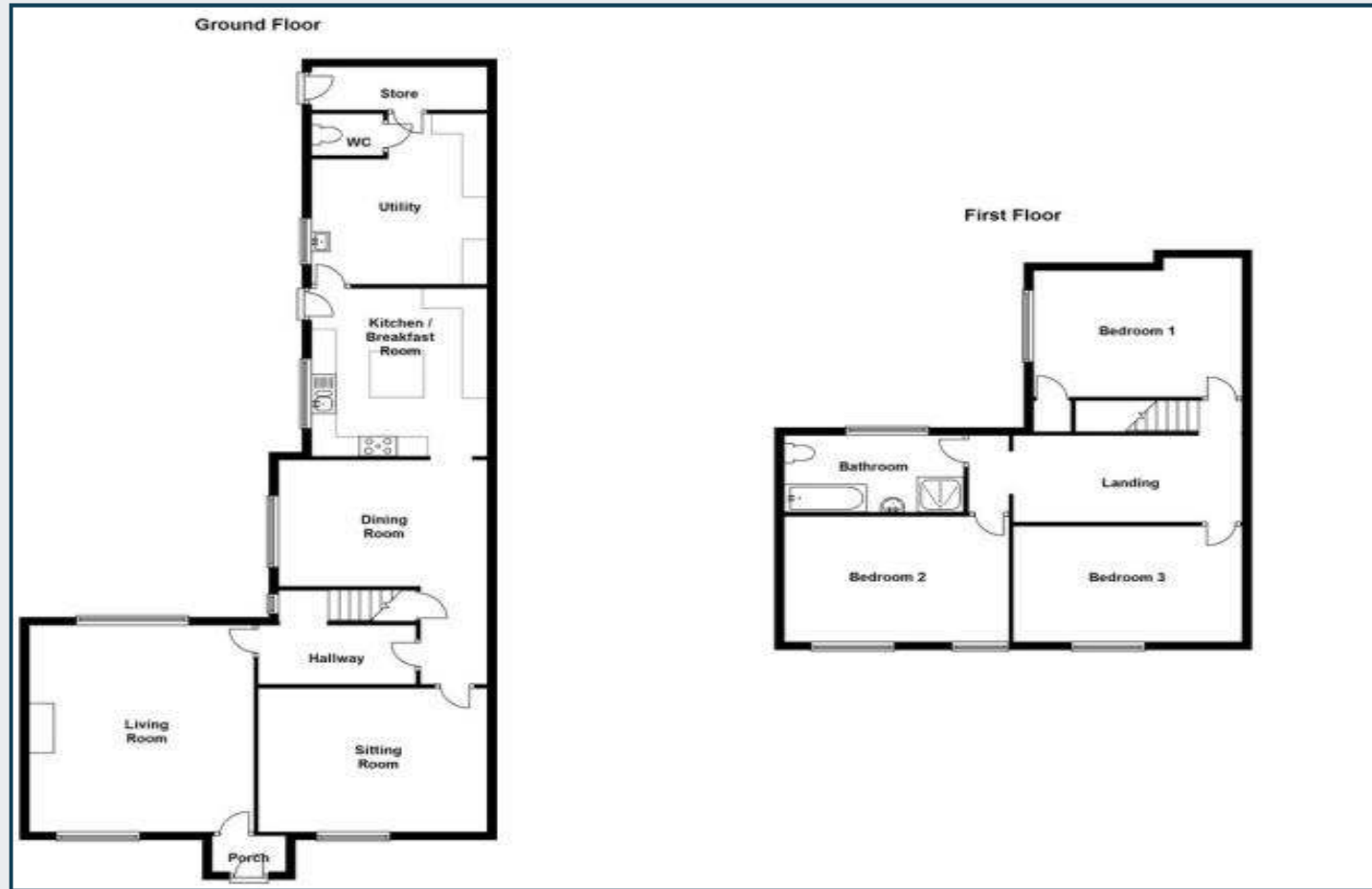
COUNCIL TAX BAND: E

EPC RATING: D

Viewing Strictly by appointment with Jackson Equestrian 01743 491979.

Directions

From Nantwich proceed along Welsh Row to the village of Acton, turning left at St Mary's Church into Monks Lane. Proceed for approx. 0.5 mile, turning left immediately before the converted windmill, into Swanley Lane. Turn left before the canal bridge, following Swanley Lane for approx. 0.5 mile. At the cross roads, turn right into Stoneley Green. Barn Owl Croft is on the right hand side.



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