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## An attractive semi-detached barn conversion, forming part of a delightful small development in a semi-rural village location

Bridge Farm is a small development of five individual barn conversions, situated close to the heart of Anderton Village, overlooking The Trent and Mersey Canal, which is linked to the River Weaver via the renowned Anderton Boat Lift. The location is very convenient for Marbury Country Park, which offers delightful walks and a range of rural pursuits. Budworth Sailing Club is also close by. The nearby town of Northwich provides an excellent variety of shops and services, and is well placed for both the M56 & M6 Motorway networks, as well as Manchester Airport. The property, which originally formed part of the main farmhouse, is semi-detached, and offers generous accommodation comprising of two main reception rooms, a study, breakfast kitchen, utility room, ground floor shower room, three first floor bedrooms and a family bathroom. The property benefits from a double garage, and a large private garden which is predominantly laid to lawn.

**Covered Storm Porch** Solid oak door with centre window leading to:

**Entrance Hall** oak floor throughout and door to:

**Downstairs Shower Room** tiled shower enclosure low level WC, porcelain bowl wash basin sat on a wooden plinth with shelf and drawer under. Chrome ladder towel radiator, tiled walls and floor. Window to front with opaque glass

**Dining Hall** a spacious reception hall with stairs leading to the first floor, exposed ceiling beams, oak flooring throughout and window to front.

**Sitting Room** exposed brick fireplace with a stone hearth housing a cast iron log-burning stove with a timber mantle above. Exposed ceiling beams and oak flooring throughout, two windows to front and door leading to:

**Study** part vaulted ceiling with exposed beams, oak flooring and window to rear.

**Kitchen Breakfast Room** fitted with a range of solid wood wall and base level cabinets surmounted with a granite work top incorporating a stainless steel undermount sink with mixer tap. Space for a range cooker and integrated dishwasher. Window and glazed double doors leading out to the rear garden. Tiled floor and part vaulted ceiling with an exposed beam. Door leading to:

**Utility Room** Space and plumbing for washing machine and tumble drier, wall fixed central heating boiler, tiled floor and window to side.

**First Floor Landing** built in storage cupboard with double doors.

**Bedroom One** part vaulted ceiling and dual aspect windows to front and side.

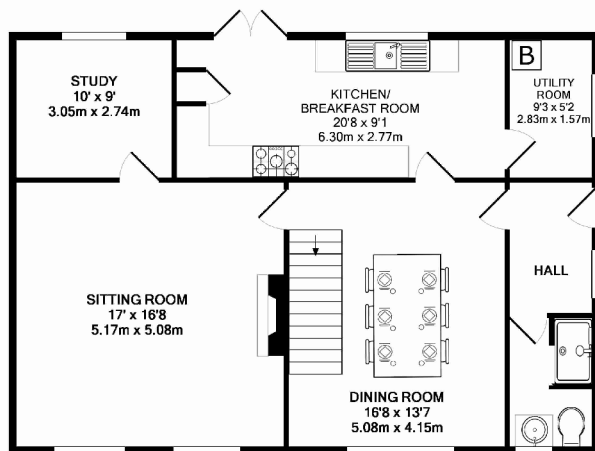
**Bedroom Two** part vaulted ceiling and window to rear.

**Bedroom Three** part vaulted ceiling and window to front.

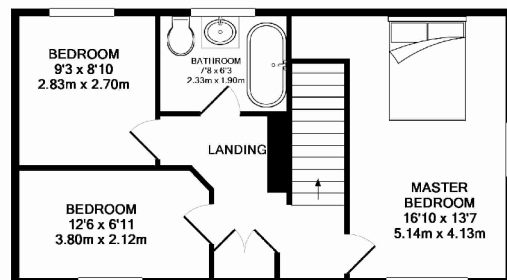
**Bathroom** fitted with a quality three-piece suite comprising a freestanding bath with mixer tap and hand held shower attachment. Countersunk wash hand basin with wall mounted mixer tap. Low level WC and chrome ladder towel radiator, tiled walls and floor. Window to rear with opaque glass.

**Externally** the property is accessed via a shared sweeping driveway which leads to a cobbled parking area shared with three of the five properties leading to a **Double Garage**. There are gardens to the front and more notably to the rear enclosed by post and rail fencing and mature hedging laid mostly to lawn.

**NB:** Planning permission was granted in June 2014 for a side and rear extension. To view the plans, go to [www.cheshirewestandchester.gov.uk](http://www.cheshirewestandchester.gov.uk) and enter the planning ref. 14/01669/FUL



GROUND FLOOR  
APPROX. FLOOR  
AREA 930 SQ.FT.  
(86.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 507 SQ.FT.  
(47.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1436 SQ.FT. (133.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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