



THE BARN HOUSE, CLAIM FARM, MANLEY ROAD, MANLEY, WA6 6HT



COUNTRY HOMES | COTTAGES | UNIQUE PROPERTIES | CONVERSIONS | PERIOD PROPERTIES | LUXURY APARTMENTS

The Barn House,

Claim Farm, Manley Road, Manley, WA6 6HT

Set in grounds of around three quarters of an acre, enjoying magnificent open views to the rear with double garage and offering exceptional accommodation extending to just under 3000 sq ft - an individual detached barn offering fabulous two storey family accommodation of immense character and appeal

The Barn House, Manley is located in an extraordinary position that is difficult to better. The property forms part of a select development of high quality individual properties. Set in grounds of three quarters of an acre and enjoying magnificent open views to the rear a viewing is absolutely essential to appreciate not only the size and quality of the rooms but also the great atmosphere and overall appeal of this superb family home. Below is listed the breadth and quality of the internal accommodation and external environment - it should though also be noted that the new owners will benefit from the high quality solar PV panels that are already installed.





At ground floor level the accommodation opens with a large entrance hall that gives access to a cloakroom, dining room and living room. The living room is an excellent proportion and has a feature bay window whilst the dining room has ample space for large table and chairs. For modern day family living a large open plan breakfast kitchen is essential and in this regard The Barn Houses excels. The kitchen is large and versatile and runs via double doors into the garden room. The garden room is a spectacular feature of the house having a vaulted ceiling and being useable twelve months of the year. It takes full advantage of the views over the south facing rear garden and open countryside beyond. The ground floor is completed by virtue of a spacious L-shaped utility room and an excellent family room that could be used as a music room or additional sitting room if required.

At first floor level there are four excellent bedrooms all of which have their own individual character, shape and size. Throughout the house and particularly upstairs there is an abundance of brickwork, original features, exposed beams and vaulted ceilings. The principal bedroom has an ensuite facility and dressing room whilst a family bathroom serves the remaining three bedrooms.

In total The Barn House extends to 2934 sq ft. The property has been continually maintained and well cared for throughout the years and has been priced realistically to reflect the fact that future purchasers may in due course wish to update some aspects of the accommodation.

Externally there is a remarkable private driveway that provides off road parking and turning space for multiple vehicles, two good sized garages and outstanding formal gardens that are principally south facing, have patios, terraces and a feature pond and of course overlook the wonderful open countryside surrounding the barn.

This outstanding property is one of the best to be offered to the market this calendar year and a viewing is thoroughly recommended to appreciate its quality.



LOCATION

Manley is close to the historic town of Frodsham which has a market every Thursday and a range of shops, bars and eating places, as well as the picturesque village of Tarporley. The Cheshire Oaks Designer Outlet Shopping Centre, which has a large variety of high street stores including Marks & Spencer, is about 8 miles away. There are highly regarded educational establishments in the area, including several primary schools as well as popular independent and state secondary schools.

There is easy access to Chester, Liverpool, Manchester and North Wales via an extensive roadway system including the M53 and M56 motorways. Nearby Mouldsworth and Frodsham have railway stations serving the Chester to Manchester Piccadilly Line.

Leisure attractions include several golf courses at Frodsham, Helsby, Sutton Hall and Delamere, walking in Delamere Forest, Castle Park, Manley Mere and the Sandstone Trail.





ENTRANCE HALL

11' 5" x 10' 6" (3.48m x 3.2m) Staircase rising to first floor. Double panel radiator. Exposed ceiling beams. Front entrance door with obscured glass panel and obscured glass panel to the side. Exposed sandstone walling. Doors to coats cupboard/cloakroom and living room. Framed opening to dining room.

COATS CUPBOARD

5' 1" x 4' 6" (1.55m x 1.37m) Doors leading to entrance hall and cloakroom.

CLOAKROOM

5' 8" x 5' 2" (1.73m x 1.57m) Fitted with a suite comprising low level WC and pedestal wash hand basin with tiled splashback. Side aspect obscured glass window. Door to coats cupboard. Single panel radiator.

LIVING ROOM

16' 11" x 16' 11" (5.16m x 5.16m) Triple width window overlooking side garden. Two double panel radiators. Front aspect window overlooking driveway. Exposed ceiling beams. Three wall light points. Sandstone fireplace with tiled hearth housing woodburning stove. Doors to entrance hall and framed opening to sun room.

BAY WINDOW

8' 6" x 5' 3" (2.59m x 1.6m) Deep bay window/sitting area. Door leading to outside. Sandstone wall. Framed opening to the living room.

DINING ROOM

16' 8" x 10' 11" (5.08m x 3.33m) Front and rear aspect double glazed windows. Single panel radiator. Exposed sandstone. Two wall light points. Ceiling beams. Double width pine doors leading to breakfast kitchen/sitting room. Framed opening to entrance hall.



BREAKFAST KITCHEN/SITTING ROOM

19' 0" x 16' 8" (5.79m x 5.08m) Kitchen fitted with a range of wall and floor cupboards together sliding drawers and wooden edged preparation surfaces throughout. Integrated Aga and cooker. One and half bowl sink with mixer tap. Bosch dishwasher. Tiled surrounds to all preparation surfaces. Fully tiled floor. Exposed ceiling beams. Ample space for table and chairs. Two double panel radiators. Television point. Exposed brick wall. Three wall light points. Double width pine doors leading to dining room. Double glazed doors leading to the sun room. Door to utility room.

UTILITY ROOM

12' 7" x 11' 0" (3.84m x 3.35m) L-shaped room maximum measurements taken at widest point. Two obscured glass panelled doors one leading out to the front driveway and one leading to rear garden. Wall and floor cupboards. Single bowl stainless steel sink with drainer unit. Side aspect window. Single panel radiator. Fully tiled floor. Door to breakfast kitchen/sitting room and step up to the family room.





FAMILY ROOM

16' 11" x 14' 3" (5.16m x 4.34m) A fantastic additional ground floor living space with vaulted ceiling extending to 13'7" in height and having front, side and rear aspect windows in addition to double panel radiator and exposed ceiling beams and wall timbers. From the family room there is a door and step down to the utility room and a door through to the integral garage.

GARDEN ROOM

13' 8" x 12' 3" (4.17m x 3.73m) Terracotta tiled floor. Two sets of sliding doors opening onto two different patio areas. Full height windows overlooking rear garden. Vaulted ceiling with exposed ceiling beams and velux roof light. Double width glazed doors leading to the breakfast kitchen/sitting room. Exposed sandstone walling. Wall light point.

FIRST FLOOR

L-SHAPED LANDING

Double width doors leading to an attractive Juliet balcony/external staircase. Staircase with spindled balustrade leading down to the entrance hall. Single panel

radiator. Double width doors leading to cupboard housing large hot water cylinder. Doors to master bedroom suite, three further bedrooms and family bathroom. Single panel radiator. Access to loft space.

MASTER BEDROOM SUITE

Two single panel radiators. Three wall light points. Velux window. Exposed ceiling beams.

DRESSING ROOM

10' 4" x 6' 1" (3.15m x 1.85m) Door leading to landing. Single panel radiator. Exposed wall timbers. Velux window. Door to storage space and door to en-suite bathroom.

EN-SUITE SHOWER ROOM

12' 1" x 5' 3" (3.68m x 1.6m) Fitted with a suite comprising low level WC, pedestal wash hand basin and fully tiled shower enclosure. Double panel radiator. Velux skylight window. Exposed ceiling beams and wall timbers. Shaver socket point. Tiling to Dado height. Double panel radiator. Door to bedroom and door to dressing room.



BEDROOM ONE

16' 11" x 10' 9" (5.16m x 3.28m) Exposed wall timbers. Two wall light points. Exposed sandstone. Front and side aspect windows enjoying magnificent rural views. Doors to dressing room and en-suite shower room.

BEDROOM TWO

19' 1" x 8' 3" (5.82m x 2.51m) Triple width window overlooking garden. Single panel radiator. Vaulted ceiling. Exposed beams. Access to loft space. Door to landing.

BEDROOM THREE

13' 0" x 9' 11" (3.96m x 3.02m) Triple width window overlooking garden and views beyond. Single panel radiator. Access to loft space. Door to landing.

BEDROOM FOUR

15' 4" x 8' 1" (4.67m x 2.46m) Floor to ceiling cupboards with pine doors. Single panel radiator. Triple width window overlooking garden and views beyond. Exposed ceiling beam and wall timbers. Door with window and fanlight over leading to the landing.

FAMILY BATHROOM

12' 10" x 5' 8" (3.91m x 1.73m) Fitted with a white suite comprising low level WC, bidet with mixer tap, pedestal wash hand basin and panelled bath with towel area over housing Mira shower unit. Part tiled walls. Double panel radiator. Exposed Apex beam. Velux skylight window. Extractor fan. Shaver socket point. Door to landing.





EXTERNAL

The property is approached by an initially shared driveway before reaching the subject property's own private driveway. The private driveway is exceptional providing off road parking for up to twenty vehicles in total. Within the driveway there is a block paved driveway, a large loose stone expanse that leads round to the garage.

The principal garden is to both sides and the rear of the property with the rear being directly south facing. The garden is an absolute delight being principally laid to lawn but also having within it a feature pond and rockery and a large patio expanse ideal for alfresco dining. The garden is surrounded by open countryside and has the most magnificent rural views. Due to its position the property has almost total levels of seclusion and privacy. The quality of the external environment cannot be overstated and must be viewed in order to be truly appreciated.

GARAGE ONE

15' 7" x 15' 1" (4.75m x 4.6m) Wooden up and over door. Door with obscured glass panel leading to the outside. Door to family room. Stone floor and ceiling height extending to 13'10". Power and light connections.

GARAGE TWO

16' 5" x 14' 4" (5m x 4.37m) Rear aspect window. Double width timber door leading to the side. Hayrack and water trough.



SERVICES

We understand that mains water, electricity, oil central heating and private drainage are connected

VIEWING

Viewing by appointment with the Agents Tarporley office

TENURE

We believe the property is freehold tenure





ROUTE

Take a right turn out of Tarporley and at the roundabout take the second exit onto the A51 Chester. Proceed for several miles through the village of Clotton and Duddon and having passed Okells garden centre continue to the roundabout and take the second exit. Proceed straight on before taking a left turn signposted Mouldsworth and Ashton. Proceed through Ashton Heyes passing the Golden Lion Pub on the right hand side and proceed through the village you will then enter Mouldsworth and pass the Goshawk Pub on the left hand side. Continue to the top of the lane until turning taking the sharp left hand bend on to Manley Road. Carry on, passing through Simmondshill Wood and turning right onto a continuation of Manley Road. Having passed a house on the right hand side, continue along and take the next private road / driveway on the right hand. Carry on, passing Claim Farm's driveway on the right hand side and the road bends round to the right. Proceed straight along and the subject property will be clearly found identified by a Wright Marshall 'For Sale' board.

Energy Performance Certificate



The Barn House Claim Farm, Manley Road, Kingswood, FRODSHAM, WA6 6HT

Dwelling type: Detached house Reference number: 0540-2865-7932-9096-8855
 Date of assessment: 15 July 2016 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 24 July 2016 Total floor area: 230 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

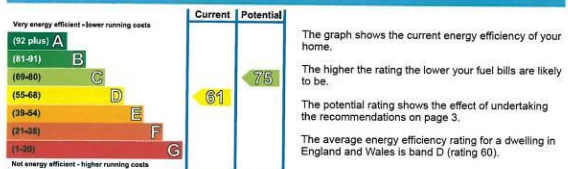
| | |
|---|---------|
| Estimated energy costs of dwelling for 3 years: | £ 5,622 |
| Over 3 years you could save | £ 1,596 |

Estimated energy costs of this home

| | Current costs | Potential costs | Potential future savings |
|---------------|----------------------|----------------------|--|
| Lighting | £ 330 over 3 years | £ 330 over 3 years | |
| Heating | £ 4,893 over 3 years | £ 3,480 over 3 years | |
| Hot Water | £ 399 over 3 years | £ 216 over 3 years | |
| Totals | £ 5,622 | £ 4,026 | You could save £ 1,596 over 3 years |

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

| Recommended measures | Indicative cost | Typical savings over 3 years | Available with Green Deal |
|---|-----------------|------------------------------|---------------------------|
| 1 Floor insulation (solid floor) | £4,000 - £6,000 | £ 270 | ✓ |
| 2 Increase hot water cylinder insulation | £15 - £30 | £ 60 | ✓ |
| 3 Heating controls (thermostatic radiator valves) | £350 - £450 | £ 288 | ✓ |

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 423 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

Ground Floor

Approx. 180.2 sq. metres (1939.7 sq. feet)



First Floor

Approx. 92.4 sq. metres (994.8 sq. feet)



Total area: approx. 272.6 sq. metres (2934.6 sq. feet)

To scale only, not to size
Plan produced using PlanUp.

The Barn House, Claim Farm, Manley



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