



**Situated in a unique position on the Cholmondeley Estate, with 1.140 acres of land and outstanding undisturbed views across Cheshire countryside - a newly converted detached barn of exceptional quality, finished to an exacting specification, oozing character throughout - for sale with no chain**

The sale of this beautiful detached barn represents a rare buying opportunity, due to the sheer quality of both the location and the barn itself. Upon inspection, viewers will instantly fall in love with the tranquil surroundings, open views and wonderful plot, which incorporates both garden and paddock. Offered with no ongoing chain and priced at a competitive, very realistic level – significant market interest is anticipated.

Internally, the layout has been configured to perfectly reflect the lifestyle requirements of both professional couples and those looking to downsize. The breakfast kitchen / living room is an excellent open plan living space that has the benefit of natural light flooding in from different aspects and angles. The quality is excellent, with oak flooring, bespoke wooden units and high quality Corian worktops. There is also a spectacular vaulted ceiling.

The two bedrooms are both large doubles and are served by an super contemporary house bathroom.

The property is approached via a gated entrance that opens onto the extensive gravelled driveway that provides parking for several vehicles. The driveway leads to the York stone path that surrounds the property and opens onto the gardens and paddock with outstanding undisturbed views across the Cheshire countryside and hedged boundaries creating privacy.

An early viewing is strongly recommended.

## LOCATION

Chorley is a small hamlet located five miles west of the Historic market town of Nantwich and 8.5 miles south of the highly sought village of Tarporley. It is surrounded by similarly attractive villages including Bickerton, Bulkeley, Nomansheath and Bickley Moss. The popular Cholmondeley Farm shop (3 miles) sells produce from the Cholmondeley Estate and incorporates a Post Office whilst the Cholmondeley Arms Public House and Restaurant (2 miles) is a renowned eating venue and has previously won awards for the standard of its food and ambience. Cholmondeley Castle Grounds and Gardens (3 miles), give the feel of country estate living within the area.

The wooded land of the Cholmondeley Estate, which lies in close proximity to the house, includes mixed woodland, plantations, lakes, gardens and farmland



Other than the delightful surrounding countryside, which includes the Bickerton and Peckforton Hills, there are three highly acclaimed Health Clubs/Spas with Golf Courses - Hill Valley at Whitchurch (7 miles), Portal Golf and Country Club at Tarporley (9 miles) and Carden Park Heath Club Spas and Golf Course (also 9 miles)

There is a wide choice of schools in the area, with secondary schooling at Bishops Heber in Malpas, independent schools are well provided for with Abbey Gate College outside of Chester, The Kings and Queens Schools in Chester or alternatively Ellesmere College at Ellesmere. Wider amenities can be found in the thriving Georgian High Street of Tarporley and Nantwich. All the towns and Both have their own well supported High Streets and the range of services includes dentist surgeries, schools (both at primary and secondary levels).

For those who need to travel – the A49, A55 M6, M56 and M53 motorways, as well as Crewe main line Railway Station (with a link to London within 1 hr 50 mins) are all within comfortable commuting distance.



## **IN DETAIL THE ACCOMMODATION COMPRISES:-**

Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering the contract.

### **ENTRANCE HALL**

Oak flooring with Oak skirting boards, exposed beams, exposed brick, loft access and inset downlighters.

### **BREAKFAST KITCHEN/LIVING ROOM**

Oak flooring with Oak skirting boards, fitted with a range of classic contemporary Oak fronted wall and base units comprising cupboards. Base units with Corian worksurfaces over and splashbacks, inset moulded sink with drainer and mixer tap, inset four ring hob with extractor hood over and oven, built-in slimline dishwasher, built-in washing machine/dryer, built-in fridge and separate freezer, windows to front side and rear, door to rear, exposed beams, exposed brick, wall light points and radiator.

### **BEDROOM ONE**

Oak flooring with Oak skirting boards, windows and door to rear, inset downlighters and radiator.

### **BEDROOM TWO**

Oak flooring with Oak skirting boards, exposed brick, windows and door to rear, inset downlighters and radiator.

### **BATHROOM/SHOWER ROOM**

Fitted to an excellent classic contemporary specification with high quality tiling and superb high grade fittings

### **EXTERNAL**

### **GARDENS AND Paddock**

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**TENURE**

Freehold. Subject to verification by Vendor's Solicitor

**SERVICES (NOT TESTED)**

We believe that mains water, electricity, LPG fired central heating and private drainage are connected.

No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

**LOCAL AUTHORITY**

Cheshire East Council

**POST CODE**

CW5 8JR

**POSSESSION**

Vacant possession upon completion

**VIEWING**

Viewing strictly by appointment through the Joint Agents, Wright Marshall 01829 731300 and Savills 01244 323232







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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements