



THE MALLARDS, MARBURY HALL FARM, MARBURY, WHITCHURCH, SY13 4LP



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

The Mallards, Marbury Hall Farm

Marbury, Whitchurch, SY13 4LP

A unique, light and spacious barn conversion located on the fringe of a tranquil, unspoilt country village. Superb accommodation beautifully finished to an outstanding specification comprising:- Reception Hall, Living Room with triple aspect windows, open plan Breakfast Kitchen, Utility Room, Cloakroom. First Floor : Magnificent Master Bedroom Suite with bespoke furniture, wonderful views and remarkable En-Suite Bathroom, 3 Further Bedrooms and beautifully finished Family Bathroom. Private driveway with electric gates and Detached Double Garage. Open views of countryside, large landscaped gardens and beautiful position adjoining pond. Rare opportunity to acquire an exceptional conversion of quality and distinction.





INTRODUCTION

The Mallards represents the very best in rural living and is situated in the idyllic setting of Marbury Hall Farm, which as a whole is surrounded by meadows, ponds and mature stately trees. From every window there are wonderful views to be enjoyed and the area is arguably one of the finest backdrops in South Cheshire. The Mallards was designed and built by award winning developers, Chris Jaram Homes in 2007.

Superb accommodation beautifully finished to an outstanding specification comprising:- Reception Hall, Living Room with triple aspect windows, open plan Breakfast Kitchen, Utility Room, Cloakroom. First Floor : Magnificent Master Bedroom Suite with bespoke furniture, wonderful views and remarkable En-Suite Bathroom, 3 Further Bedrooms and beautifully finished Family Bathroom. Private driveway with electric gates and Detached Double Garage. Open views of countryside, large landscaped gardens and beautiful position adjoining pond. Rare opportunity to acquire an exceptional conversion of quality and distinction.

LOCATION

Marbury is an extremely popular rural village, having a historic 15th Century hill top church (St. Michaels), which has sweeping views towards Marbury Hall. The village has two meres which are renowned as fishing and bird watching spots. The village green boasts a magnificent oak tree planted in 1814. The village hall provides an impressive base for a range of local events. Community spirit is perfectly encapsulated by 'Marbury Merry Days', which attracts visitors from all over the region to its many stalls and shows. Marbury is also close to Cholmondeley Castle & Gardens, Hill Valley Golf & Country Club, Beeston Castle and the famous Sandstone Trail. The Shropshire Union Canal folds around the outskirts of the village providing many miles of easy walking paths and picturesque locks, in addition to waterside pubs.

Marbury, despite its rural charm, is situated conveniently close to both the A49 and A41. Many commercial centres can be easily reached including Manchester (47 miles), Chester (20 miles), Shrewsbury (28 miles) and Crewe Railway Station can be found within 9 miles which offers main line trains to Manchester, Birmingham and London. The M6 motorway network is also used as a convenient commuting base. For local shopping the historic towns of Nantwich, Whitchurch and Tarporley offer a wide range of facilities from supermarkets and market days to sport centres and leisure activities. The region also has a good choice of schools catering for all ages in both the public and private sectors.

The historic town of Whitchurch, located approx. 3 miles away, boasts 3 supermarkets Tesco, Sainsbury's & Lidl, a post office, restaurants, pubs & a regular farmers market.

RECEPTION HALL

16' 7" x 12' 2" (5.05m x 3.71m) A superb entrance to the property being a very large area that could alternatively be used as a dining hall. Solid oak flooring and skirting boards. Staircase rising to first floor with spindled balustrade. Solid oak front door with floor to ceiling glass panels either side. Oak doors to living room, cloakroom and breakfast kitchen. Underfloor heating. Telephone point. Alarm entry/exit operation panel. Alarm Sensor.

CLOAKROOM

Fitted with a white suite comprising low level W.C. with push button flush and wall mounted wash hand basin with tiled splashback. Wall mounted Worcester boiler. Extractor fan. Marble tiled floor. Underfloor heating.



LIVING ROOM

23' 2" x 17' 9" (7.06m x 5.41m) A stunning reception room with full height windows to three sides and double width doors opening onto stylish Indian stone patio. Beautiful views over formal garden, countryside and pond. Four wall light points. T.V. point. Telephone point. Underfloor heating. Room thermostat. Alarm sensor.

KITCHEN/BREAKFAST ROOM

22' 4" x 17' 7" (6.81m x 5.36m) A superb open plan living space with two sets of double width full height windows overlooking the formal gardens and pond beyond, in addition to rear aspect double width window overlooking Indian stone courtyard. Underfloor heating.

Fitted with a superb range of solid Oak wall and floor cupboards together with sliding drawers and granite worktops throughout. One and half bowl Franke stainless steel sink set beneath chrome mixer tap and limestone tiled window sill. Integrated Neff dishwasher. Large Falcon range cooker with Neff multi speed extractor hood over. Neff American style fridge freezer. Four deep pan storage drawers. Limestone tiled surround to worktops. Central island unit with solid black granite top, three drawers, extensive floor level cupboards and wicker storage baskets. Eye level Neff integrated microwave oven. Ample space for table and chairs. Recessed halogen spotlights. T.V. point. Ten space wine/champagne rack. Telephone point. Marble tiled floor. Door to entrance hall. Door to utility room. Underfloor heating. Alarm sensor.

UTILITY ROOM

9' 6" x 6' 4" (2.9m x 1.93m) Fitted with floor level Beech fronted units with marble effect worktops. Single bowl stainless steel sink

with chrome mixer tap and drainer unit. Tiled surround to worktops. Wall mounted circuit breaker unit. Central heating control panel. Alarm control box. Space for washing machine and washer/dryer. Marble tiled floor. Rear aspect window. Oak door to outside. Door to breakfast kitchen. Underfloor heating. Alarm Sensor.

LANDING

Large and spacious with vaulted ceiling having exposed roof trusses and wall timbers. Staircase leading down to entrance hall with spindled balustrade. Large triple width windows to rear aspect overlooking open countryside. Oak doors to four bedrooms and family bathroom. Single panel radiator. Door into airing cupboard housing foam insulated immersion tank with slatted shelving.

MASTER BEDROOM

Comprising:-

DRESSING AREA

9' 0" x 7' 11" (2.74m x 2.41m) Extensively fitted with a superb range of bespoke bedroom furniture and having vaulted ceiling with exposed roof trusses. Wall timber and halogen spotlights. Large double width window overlooking open countryside. Open access to bedroom.

BEDROOM

17' 11" x 13' 2" (5.46m x 4.01m) A beautiful space with triple aspect feature windows enjoying truly superb views of formal garden, pond and open countryside surrounding. Vaulted ceiling with exposed apex beams. Two double panel radiators. Telephone point. TV point. Open access to dressing area and ensuite bathroom.



ENSUITE BATHROOM

8' 5" x 8' 3" (2.57m x 2.51m) Beautifully fitted with solid marble Porcelanosa wall and floor tiles and having a superb quality Ideal Standard suite comprising low level W.C. with push button flush, pedestal wash hand basin with chrome mixer tap, panelled bath and fully tiled shower enclosure with power shower unit. Mirror with lights. Wall mounted mirrored cabinet. Vaulted ceiling with recessed halogen spotlights. Exposed trusses and exposed wall timbers. Extractor fan. Ladder style heated towel rail/radiator. Obscured glass double width window.

BEDROOM 2

17' 8" x 11' 7" (5.38m x 3.53m) Vaulted ceiling with exposed roof trusses, wall timbers and halogen spotlights. Large double width window overlooking garden and pond. Rear aspect window overlooking open countryside. Double panel radiator. T.V. point. Telephone point.

BEDROOM 3

12' 7" x 7' 11" (3.84m x 2.41m) Triple width window overlooking formal garden and pond. Single panel radiator. Exposed wall timbers. Access to loft. Fitted wardrobe. Access to loft space. T.V. point. Telephone point.

BEDROOM 4

10' 3" x 7' 9" (3.12m x 2.36m) Currently being used as a dressing room with fitted open shelving and hanging rails. Front aspect double width window overlooking garden and pond. Single panel radiator. Exposed wall timbers. Recessed halogen spotlights. T.V. point. Telephone point.

FAMILY BATHROOM

12' 2" x 6' 0" (3.71m x 1.83m) Walls and floors fitted with solid marble. Ideal Standard suite comprising low level W.C. with push button flush, panelled bath, vanity unit with Duravit wash hand

basin and chrome mixer tap in addition to fully tiled shower enclosure housing power shower. Obscured glass windows. Vaulted ceiling with exposed trusses, wall timbers, halogen spotlights and extractor fan. Wall mounted ladder style heated chrome towel rail/radiator.

EXTERIOR

The Mallards is approached via a tarmac drive that in turn leads to a fully private, secure and extensive block paved driveway/parking area with electric gates. This leads directly to the detached double garage and provides ample secure space for the parking of several vehicles. The formal gardens have been beautifully landscaped and enhanced by the present owners with the incorporation of Indian Stone expanses within the beautiful mature areas of lawn. The garden enjoys a truly superb outlook over open countryside and two large duck ponds. The garden is interspersed with young trees and shrubs. There is an outside tap and two external electrical sockets.

DETACHED DOUBLE GARAGE

18' 9" x 18' 2" (5.72m x 5.54m) 5.72m(18'9") x 5.54m(18'2") Of Cheshire brick construction with electronically operated up and over door with concrete flooring and slate roof. Power and light connections. Fitted shelving. Eaves storage.

SERVICES

We understand that mains water and electricity are connected. Private drainage system via septic tank. LPG heating.

MANAGEMENT COMPANY

The residents own the Management Company and the yearly charge is approximately £740. This covers street lighting, maintenance of driveways, servicing of private drainage system and mowing of common areas of grass.



VIEWING

By appointment with the agents' Chester office on 01244 317833.

TENURE

We understand the tenure to be leasehold (999 year Lease).

SALE PARTICULARS/PLAN(S)

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

MARKETING APPRAISAL

"Thinking of Selling"? Established in 1861 Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

SURVEY

We hope that this property meets your needs, however if you subsequently buy a property through another agent we would recommend that you obtain professional advice and for full details on the different types of inspection available and for a specific quotation of costs please contact our Survey Department on 01244 317833, entirely without obligation.



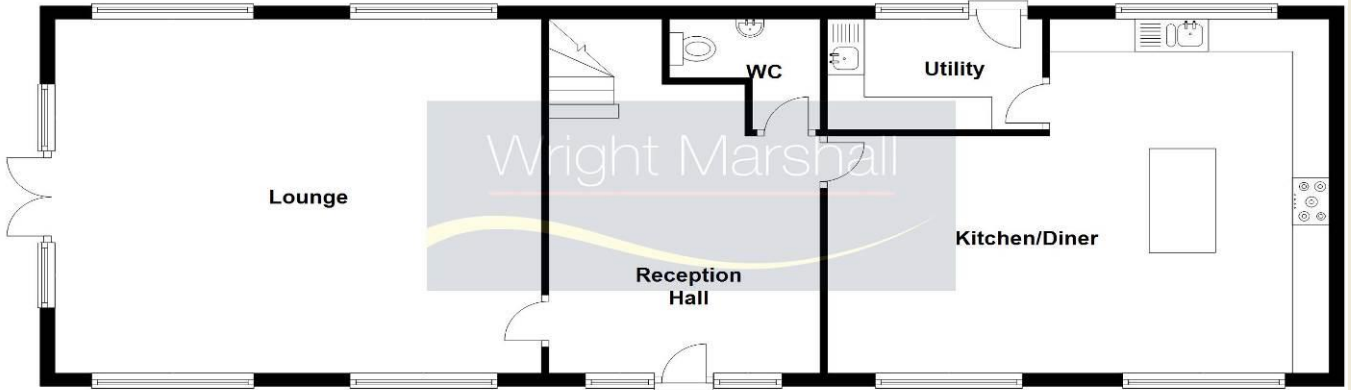




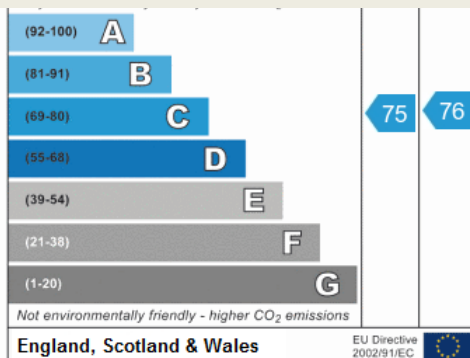
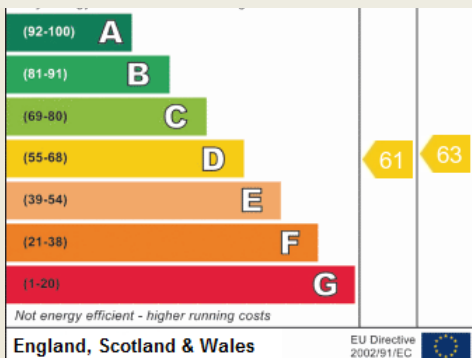
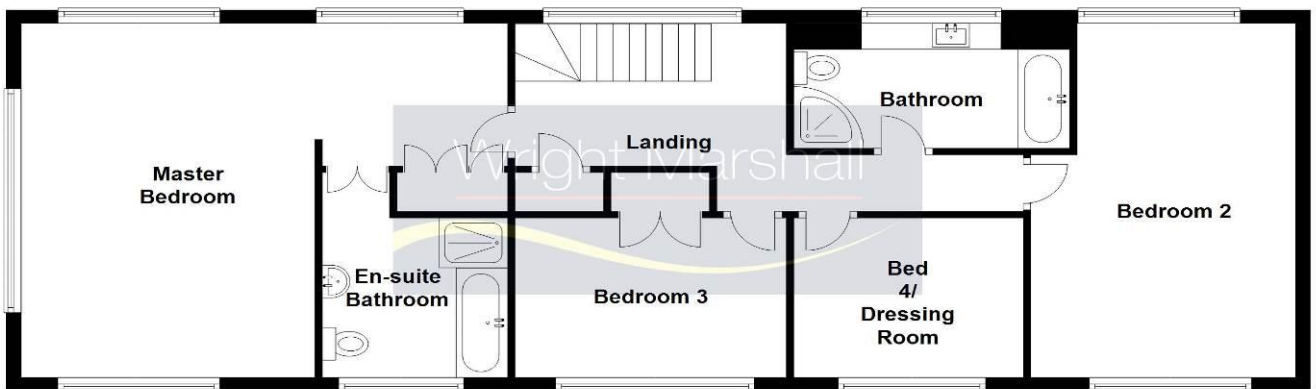




Ground Floor



First Floor





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