



1 BAY TREE BARN, MILL ROAD, BRONINGTON, WHITCHURCH, SY13 3HJ



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

I Bay Tree Barn, Bronington, Whitchurch, SY13 3HJ

A characterful semi-detached Barn Conversion being one of two in a court yard setting having attractive gardens in a sought after rural locality.

The accommodation comprises:- Entrance Hall, Sitting Room, Dining Room, Kitchen Breakfast Room, Downstairs Cloakroom. First Floor:- Landing, Master Bedroom with Ensuite Shower Room, Three further Bedrooms and Family Bathroom. Externally there is a Detached Single Garage, Off Road-Parking and private cottage style gardens.





INTRODUCTION

1 Bay Tree Barn is an attractive barn conversion constructed of traditional mellow brick beneath a pitched tiled roof situated in a court yard setting being one of only two properties offering spacious family accommodation comprising: - Entrance Hall, Sitting Room with impressive Inglenook fireplace and two French doors leading to outside, Dining Room, Kitchen Breakfast Room, Downstairs Cloakroom. First Floor:- Landing, Master Bedroom having exposed original roof trusses and an Ensuite Shower Room, Three further Bedrooms and Family Bathroom. Externally there is a Detached Single Garage, Off Road-Parking and private cottage style gardens. There is a wealth of character including exposed timber flooring, exposed beams and roof trusses. The property is warmed by oil central heating complimented by double glazing and has an alarm system.

LOCATION

The property is situated on the fringe of Bronington, along with its excellent location being close to the A495 and A525 roads which gives easy access to Whitchurch, Ellesmere and Wrexham locally, Shrewsbury and Telford to the South, Chester, Merseyside and Manchester to the North, and Crewe, Nantwich and the Potteries to the East. There is excellent schooling to hand within easy reach including Packwood Haugh (35 minutes), Moreton Hall (30 minutes), The White House, Whitchurch (10 minutes), Ellesmere College – Junior and Senior (20 minutes). There is also a daily bus service from Whitchurch to

Abbeygate College and the King's School in Chester. More locally The Maelor School at Penley and the Bishop Heber High School at Malpas frequently achieve exceptional results and impressive Ofsted ratings.

ENTRANCE HALL

Entered through a half glazed door with glazed side panel, having staircase off, Victorian style radiator, Drayton central heating thermostat, exposed timber flooring, alarm sensor and control panel.

Opening into-

DINING ROOM

15' 6" x 12' 3" (4.72m x 3.73m) Window to rear aspect, exposed ceiling beam, series of wall lights, Victorian style radiator, alarm sensor, telephone socket and continuation of exposed timber flooring.

KITCHEN/BREAKFAST ROOM

15' 1" x 13' 9" (4.6m x 4.19m) A handmade kitchen in pine comprising base units, matching eye level cupboards, dresser top, matching work surface, tiled splash back, Belfast sink with swan neck tap, feature brick inglenook with oak beam above, inset Leisure Range cooker with electric double oven and grill, 5 ring gas hob and electric warming plate. Window to rear aspect, space and plumbing for dishwasher, spot lights, exposed ceiling beam, television socket, double radiator and stable door opening into the garden.



SITTING ROOM

16' 0" x 14' 10" (4.88m x 4.52m) Feature brick inglenook with two oak beams above, brick hearth and brick walls either side, inset gas log effect stove, spot lights, two sets of French doors and a window to rear aspect, television point, Hearthstone thermostat, radiator and continuation of exposed timber flooring.

CLOAKROOM/UTILITY

Having a white suite comprising low level W.C., pedestal wash hand basin, obscure glazed window to rear aspect, Grant oil fired central heating and hot water boiler, electric, consumer box and continuation of timber flooring. Access to under stairs storage area.

STAIRS AND LANDING

Window to rear aspect, exposed ceiling timbers, alarm control panel, series of wall lights, alarm sensor and radiator exposed timber flooring.

MASTER BEDROOM

15' 5" max x 14' 4" max (4.7m x 4.37m) Impressive exposed ceiling timbers, dual aspect windows, television and telephone point, double fitted wardrobes and continuation of timber flooring. Door into:-

ENSUITE SHOWER ROOM

Enclosed shower cubicle with mains fed shower, tiled surround, low level W.C., pedestal wash hand basin, exposed ceiling timbers, radiator, continuation of timber flooring.

BEDROOM TWO

12' 11" x 8' 9" (3.94m x 2.67m) Window overlooking the garden, part exposed brick and timber to walls, radiator, television point and exposed timber flooring.

BEDROOM THREE

12' 0" x 8' 3" (3.66m x 2.51m) Window overlooking the garden, part exposed brick and timber to walls, exposed ceiling beams, radiator and television point.

BEDROOM FOUR

12' 0" x 7' 7" (3.66m x 2.31m) Window overlooking the garden, exposed ceiling beams, radiator, television and telephone point. Door into storage cupboard.

FAMILY BATHROOM

Four piece white suite comprising enclosed shower cubicle with mains fed shower and tiled surround, panel bath, low level W.C., pedestal wash hand basin, obscure glazed window to rear aspect, part exposed brick and timber to walls, exposed ceiling beam, chrome heated towel rail, part tiled walls and continuation of exposed timber flooring.

EXTERIOR

The property is approached via a common entrance driveway leading to a parking area providing parking for several vehicles.



DETACHED GARAGE

With up and over door onto solid concrete flooring, light and power, space and plumbing for washing machine, space for tumble dryer, electric box, window and part glazed pedestrian door into garden.

GARDENS

The front of the property is approached via a wrought iron pedestrian gate which accesses the principal gardens which are attractively laid principally to lawn and well stocked with a variety of flowering and herbaceous borders, shrubs, bushes and trees and all contained within closed panel fencing to give excellent privacy and seclusion. There is a brick retaining wall to the edge of the lawn with steps down onto an attractive herringbone brick patio area to the immediate front of the house. There is coach lighting to the entrance, a water point to the front elevation, whilst a wrought iron gate leads round to the main courtyard. There is a paved area surrounding the barn giving full access, however the courtyard is not under the ownership of the property but with pedestrian rights across it, and there is coach lighting to the side access way. There is an oil tank concealed behind the garage within the garden area.

SERVICES

Mains water and electricity are connected.
Oil fired central heating. Private drainage.

TENURE

Freehold. This should be verified prior to a legal

commitment to purchase.

INSPECTION

Strictly by prior appointment with the Agents' Chester office on 01244 317833.

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

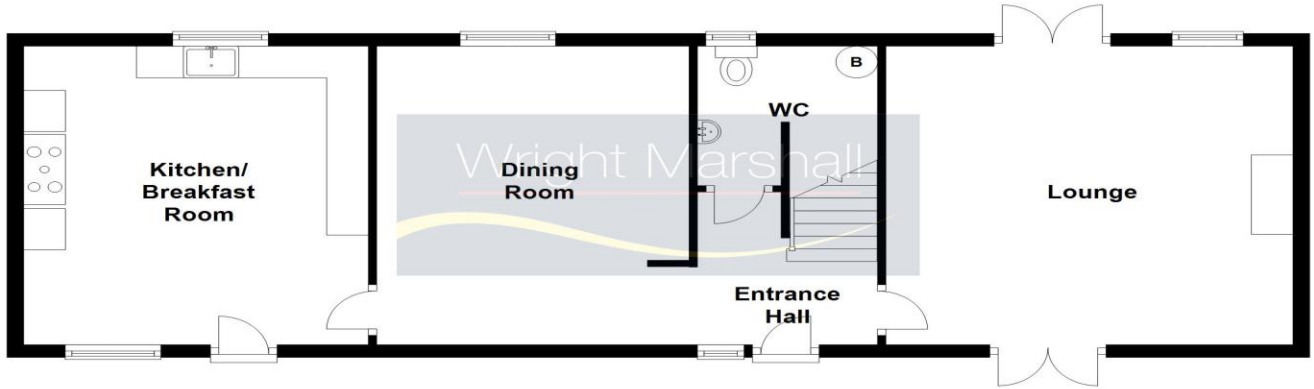
We hope that this property meets your needs, however if you subsequently buy a property through another agent we would recommend that you obtain professional advice and for full details on the different types of inspection available and for a specific quotation of costs please contact our Survey Department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



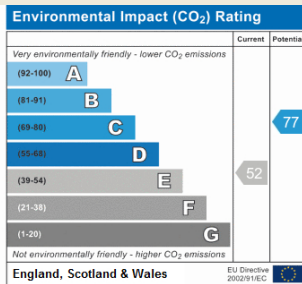
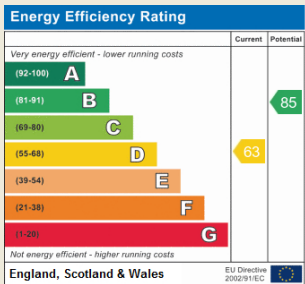




Ground Floor



First Floor



Wright Marshall
Estate Agents

Tel : 01244 317833

Wright Marshall Fine & Country

15 Grosvenor Street, Chester, Cheshire, CHI 2DD

chester@wrightmarshall.co.uk

wrightmarshall.co.uk
fineandcountry.com