



CHESHIRE  
LAMONT

Calveley Nr Tarporley

# 1 Calveley Green Barns Cholmondeston Road Calveley CW6 9LF

A deceptively spacious and well proportioned 4 bedroom property being one of only four properties on a gated development offering attractive views to the front over the surrounding countryside and benefitting from a secluded paved and lawned principally walled garden to the side/rear.

- Large welcoming Dining Hall with separate Sitting Room off, well proportioned Living Room fitted with a log burning stove, Study, Kitchen Dining Family Room, Utility, Cloakroom
- 4 Double Bedrooms, 3 Bath/Shower Rooms
- Attractive landscaped gardens offering views over fields to the front, secluded principally walled garden to the rear with large Indian Stone patio entertaining area and lawned gardens beyond, Detached Double Garage

## Location

Calveley Green Barn is a gated development of just four properties accessed off a 0.35 mile drive and set within delightful countryside offering views which can be enjoyed from the property. The village of Bunbury is just 5 miles with the larger villages of Tarporley 6 miles which offers comprehensive shopping facilities for everyday purposes as well as Secondary Education. There is a primary school in Calveley (less than 1 mile). Nantwich town centre 6.5 miles offers more extensive shopping facilities including three of the large supermarkets. Crewe mainline railway Station is 10.5 miles and offers a service to London Euston within 1 hr 50 minutes. There are numerous sporting clubs locally including rugby, football, hockey, cricket and tennis clubs to name but a few as well as a good selection of Golf courses.

## Accommodation

A set of glazed panel double doors open to an impressive and welcoming **Dining Hall** with staircase rising to the first floor. Features include exposed ceiling timbers and oak flooring which continues into an open plan **Sitting Room area 5.2m x 4.0m** this has double doors opening to the well appointed Kitchen Dining Family Room.

The well proportioned **Living Room 5.6m x 5.3m** is particularly light and airy with two large windows overlooking the attractive walled garden as well as glazed panelled doors opening onto the front garden. Further features include a central fireplace fitted with a log burning stove set within a reclaimed exposed Cheshire brick fire surround with beamed mantel. There is a 3.2m (10'6") vaulted ceiling fitted with two velux skylights letting in additional natural light, wood effect flooring. The **Study 2.6m x 2.5m** is finished with a travertine tiled floor as is the 'L' shaped **Kitchen Dining Family Room 8.1m x 2.6m widening to 4.9m**.



The kitchen is fitted with an extensive range of wall and floor cupboards including the two larder cupboards and complimented with granite work surfaces which extend into a peninsular unit creating a three/four person breakfast bar. Appliances include a Range cooker with double oven and five ring ceramic hob with extractor above, integrated appliances include a dishwasher, two fridges and two freezers. Beyond the breakfast bar there is space for an everyday dining table and easy chairs. A further feature is a 3.2m wide window incorporating double doors opening onto a patio creating an attractive entertaining area overlooking the gardens beyond. Off the kitchen there is a **Utility Room** with plumbing for a washing machine and tumble dryer. Off the dining hall there is a **Cloakroom** fitted with a low level WC and pedestal wash hand basin.

Also to the ground floor there is a large **Guest Double Bedroom Suite 5.1m x 4.1m** overall which includes a built in wardrobe and a well appointed **Ensuite Shower Room**.

To the first floor a light and airy landing finished with a solid oak floor gives access to further three double bedrooms and two bath/shower rooms. **Bedroom One 5.2m x 3.3m** benefits from an **Ensuite Bathroom**. **Bedroom Three 5.2m x 3.2m** also has the benefit of a 'Jack and Jill' **Ensuite Shower Room** shared with **Bedroom Four 3.7m x 3.0m** which the current vendors utilise as a dressing room and have fitted an extensive range of wardrobes.

#### Externally

A communal driveway for the Calveley Green Barns development ends at the entrance to the private drive for Number 1. This leads to a parking/turning area to the front of a large **Detached Double Garage**. Lawned gardens flank the driveway to either side with attractive views to the front over fields and the surrounding countryside. A pathway from the driveway leads to a patio area which can be directly accessed from the kitchen dining family room. A pathway also leads to the attractive walled garden at the side which includes a large 8m x 4m widening to 9m secluded and sheltered Indian stone patio area with lawned gardens beyond.

#### Services/Tenure

Mains Water, Electricity, Oil, Septic Tank Drainage. Freehold.

#### Viewing

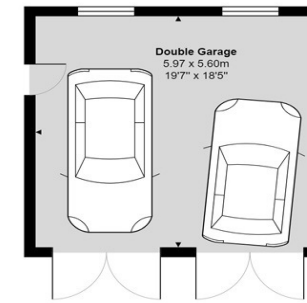
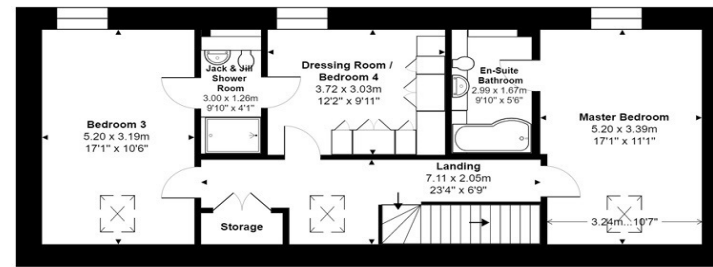
By appointment with Cheshire Lamont Tarporley office.

#### Directions

**What3words : diverts.narrow.ogre**

From the agents Tarporley office proceed down the High Street towards Nantwich Road, turn left onto the A49, at the traffic lights go straight across onto the A51 heading towards Nantwich, follow this road for 2.66 miles, turning left on to Long Lane sign posted Wettenhall. After approximately ½ a mile take the right fork towards Calveley School. After a further ½ mile turn left into Cholmondeston Road proceed past the primary school, at the sharp right hand bend proceed straight on onto the driveway for Calveley Green Barns after one third of a mile there is an automated five bar gate, proceed through the gate and follow the drive around the development and Number 1 is the last property on the left hand side.





1 CALVELEY GREEN BARN, CHOLMONDESTON ROAD, CALVELEY, TARPORLEY, CHESHIRE, CW6 9LF

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser. Floor plan produced by Leon Sancese from Green House EPC Ltd 2023. Copyright.



**IMPORTANT INFORMATION** We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

CH01 Ravensworth 01670 713330

7 Chestnut Terrace  
Tarpорley  
Cheshire CW6 0UW  
Tel: 01829 730700

5 Hospital Street  
Nantwich  
Cheshire CW5 5RH  
Tel: 01270 624441