



2 Higher Snab Barns, Cholmondeley



2 Higher Snab Barns

Cholmondeley, SY13 4JE

Higher Snab Barns is a development of four properties from the highly respected barn conversion specialists 'Chartland Homes'. The properties all benefit from a green friendly air source central heating system and underfloor heating throughout the ground floor and within the bathrooms. Unit 4 is particularly well proportioned extending to 2500sq ft gross internal and includes a large open plan Kitchen Dining/Family Room opening onto the garden, which in turn, offers attractive elevated views over the fields and surrounding countryside. To the first floor there are Four generous Double Bedrooms and three Bath/Shower Rooms.

- Unique Four Bedroom country property, formerly part of the Cholmondeley Castle Estate.
- Open plan Kitchen Dining/Family Room, Living Room, Versatile Second Reception Room, particularly well appointed Kitchen extensively fitted with integrated appliances, Utility/Boot Room, Cloakroom.
- Four Double Bedrooms, Three Bath/Shower Rooms.
- Single Garage, Storage Area/Potential Workshop, Paved Sitting/Entertaining Area, lawned garden.

Location

Higher Snab Farm enjoys a delightful rural setting yet conveniently situated to the popular village of Malpas 4.5 miles which provides comprehensive facilities for everyday purposes as well as the secondary education at the highly sought after Bishop Hever High School. The Cholmondeley Castle Farm Shop is 3 miles, Whitchurch town centre is just 5 miles and provides four of the large supermarket chains as well as a train station offering a regular service to Crewe station and also Manchester. Wrenbury station is a 10 minute drive providing links to London (1hr 40 min – via Crewe). Delightful country walks can be enjoyed from the property as well as a number of recreational facilities within 15 minutes drive including football, cricket, rugby, hockey, tennis and bowls and a number of golf clubs. The Cholmondeley Arms, one of Cheshire most renowned hostelry's is a 5 minute drive as well as the village of Marbury and the award winning Swan Pub.



Accommodation

A fully glazed front door opens to a spacious and welcoming **Dining Hall 3.9m x 4.6m** with oak detailed staircase rising to the first floor and a heated tile floor which continues seamlessly to the large open plan Kitchen Dining/Family Room. The well proportioned **Living Room 5.5m x 4.6m** has a central fireplace with oak mantel incorporating a log burning stove. There is also a **Versatile Second Reception Room 4.4m x 3.1m** which could be utilised as a second Sitting Room, Playroom or Study or alternatively an additional occasion Ground Floor Bedroom if required. The **Kitchen Dining/Family Room 7.2m x 6.0m** is fitted with an extensive range of handmade wall and floor cupboards along with matching centre island providing a breakfast bar. Appliances include a Smeg range cooker with five ring induction hob and extractor above, integrated dishwasher and American style fridge freezer. Both the Dining Area and Informal Family Living Area have doors opening onto the garden. There is a large **Boot Room/Utility 4.3m x 3.0m**, this is fitted with a sink unit set beneath a granite work surface which also provides space for a washing machine and tumble dryer, there is also a **Cloakroom** with low level WC and wash hand basin to the ground floor.

To the first floor there are Four Double Bedrooms and Three Bath/Shower Rooms. **Bedroom One 4.9m x 4.8m** benefits from spectacular elevated views, built in wardrobes and a spacious well appointed **En-suite Shower Room 3.8m x 2.6m**. This includes a freestanding roll top bath, large quadrant shower enclosure, pedestal wash hand basin, low level WC, heated towel rail and heated tile floor. **Bedroom Two 4.3m x 3.7m** also benefits from built in wardrobes and a well appointed **En-suite Shower Room**. **Bedroom Three 3.8m x 3.4m** and **Bedroom Four 3.8m x 2.6m** both offer attractive elevated views over the surrounding countryside and benefit from under eaves storage cupboards. The **Family Bathroom** is fitted with a freestanding roll top bath, low level WC, wash hand basin set within an oak plinth, heated towel rail and heated towel floor.

Externally

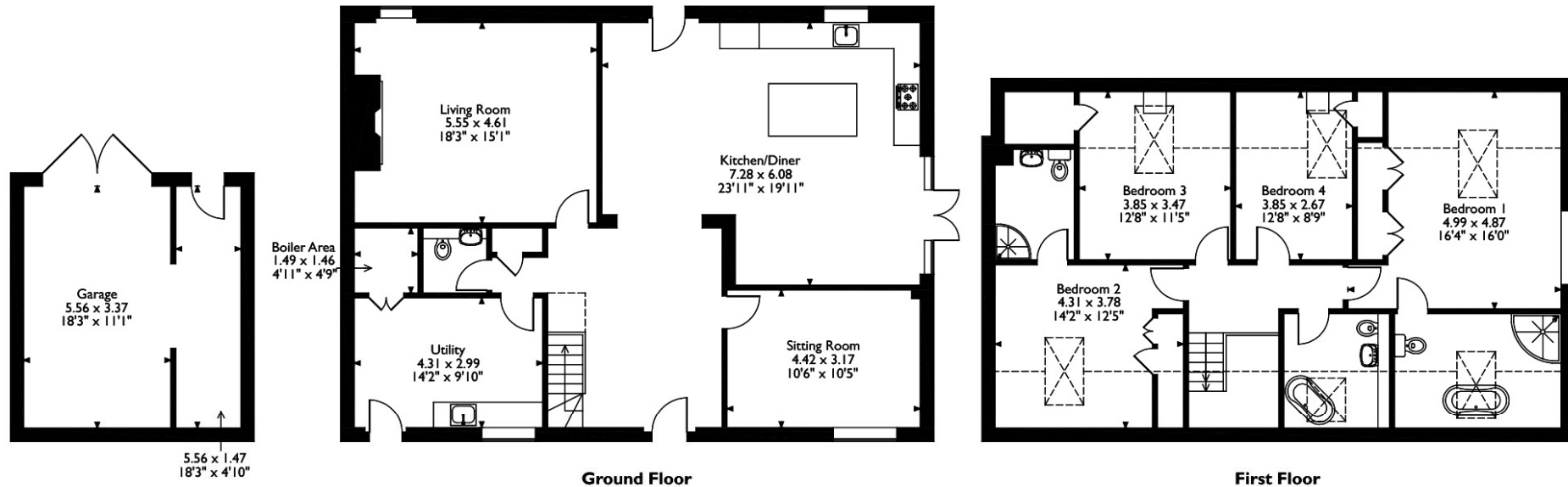
The property is approached over a gravelled driveway which leads to parking/turning area and large **Single Garage 5.5m x 3.3m** with garden implement **Storage Area/Potential Workshop 5.5m x 1.4m** to the side. The gardens incorporate a large India stone paved Sitting/Entertaining Area which can be directly accessed from the Kitchen making the ideal al fresco entertaining space with lawned gardens beyond offering uncompromised views over the surrounding countryside.

Viewings

Strictly by appointment with Cheshire Lamont Tarporley.



Approximate Gross Internal Area
 Main House = 2002 sqft/186 sqm
 Garage = 301 sqft/28 sqm
 Total = 2303 sqft/214 sqm



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for purposes only. Unauthorized reproduction is prohibited.

Directions

From Tarporley proceed South down the A49 towards Whitchurch for approximately 9 miles passing the Cholmondeley Arms Gastro Pub. Having past the Cholmondeley Arms continue for a further 1.2 miles and turn left at the Bickley crossroads into Snab Lane, signposted Marbury and the property will be observed shortly after 200 metres and property on right hand side. What Three Words Bulldozer.aged.gown

Services (Not tested)/Tenure

Mains Water, Electricity, Shared Treatment Plant Sewerage System, compliant to 2020 regulations, Air Source Central Heating System/Freehold.

IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations 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