



Minera View, Tilston

**CHESHIRE
LAMONT**

Minera View

5 Edge Grange Barns, Grange Lane, Tilston, SY14 7DZ

Situated within an attractive rural location and offering stunning uncompromised views to the Welsh Hills this well-proportioned extended barn conversion boasts a number of attractive character features and is conveniently positioned for both Tilston Village, 1.25 miles and Malpas Village 3.5 miles.

- Reception Hall, Inner Hallway, Well Proportioned Living Room Extension offering stunning views via a feature 12' wide arched window, Spacious Dining Room, Well-appointed 32' open plan Kitchen Dining Family Room fitted with handmade kitchen and log burner to inglenook style fireplace, Utility/Cloakroom.
- Three spacious Double Bedrooms, Two Shower Rooms (One Ensuite).
- Principally lawned Gardens, large Entertaining Terrace, stunning views to the Welsh Hills, Parking for a number of vehicles in addition to a Double Garage, secluded Courtyard garden.

Location

The property is situated just 1.25 miles from the highly sought village of Tilston which provides a popular country pub, well stocked village shop and a thriving primary school, the larger village of Malpas is just 3.5 miles and offers a larger variety of shopping facilities including two '8 till late' mini supermarkets, one being the Co-Op. The highly acclaimed Carden Park Health Spa and Golf Course is within 5 miles. There is a wide choice of schools in the area including Tilston Primary School and State Secondary School at Bishop Heber in Malpas. Independent schools are well provided for with Ellesmere College, Abbeygate College on the outskirts of Chester and Kings and Queens Schools in Chester.

Malpas 3.5 miles, Whitchurch 9 miles,
Chester 13 miles, Wrexham 11 miles, Tarporley 12 miles.

Accommodation

The front door opens to the **Entrance Hall** this is finished with a stone floor which continues into the **Inner Hallway** and in turn gives access to the 32' open plan kitchen dining family room and a formal dining room which is open plan to a stunning living room extension. The **Living Room 5.0m x 4.9m** is a very impressive room with feature full height arched 3m wide window offering stunning views to the Welsh Hills, further features include a 3.8m vaulted ceiling, a Clearview log



burning stove and bi-fold doors opening onto a large patio/entertaining area. An engineered oak floor runs seamlessly through into the **Dining Room 4.7m x 3.5m** this again has feature 3.6m ceiling height. The **Kitchen Dining Family Room 9.9m x 5.5m** has recently been refitted with a new handmade kitchen which is complimented with granite work surfaces and matching central island which extends into a feature semi-circular 4 person Oak topped breakfast bar. Appliances include a two-oven range cooker with five ring induction hob (by separate negotiation) with extractor above, integrated fridge, integrated dishwasher and American style fridge freezer (by separate negotiation). An engineered Oak floor runs throughout and continues into the informal everyday **Family Sitting Area** with feature inglenook style fireplace fitted with log burning stove. A glazed door opens onto the paved entertaining terrace and the gardens beyond providing stunning views to the Welsh Hills. Adjacent to the kitchen there is also a good-sized **Cloaks/Utility Room** with built-in cupboards, pedestal wash hand basin and low level WC.

From the inner hallway a corridor gives access to the 3 generous Double Bedrooms and an enclosed **Courtyard Garden Area**, ideal for a child's play area, secure outside space for a dog or a clothes drying area. **Bedroom One 5.6m x 3.4m** includes two sets of built-in double wardrobes and a well-appointed **Ensuite Shower Room** finished with Travertine tiles. **Bedroom Two 4.5m x 3.3m** and **Bedroom Three 4.5m x 3.0m** both overlook a cobbled courtyard to the rear and benefit from 12' ceiling heights. There is a well-appointed **Shower Room** that serves Bedrooms Two and Three, this is fitted with a large shower facility, low level WC, pedestal wash hand basin, heated towel rail and finished with Travertine tiles.

Externally

The property is accessed over a shared gravelled driveway for the development which leads to a generous allocated parking area to the front of the property which is in addition to a **Double Garage**. Steps from the parking area lead to a pathway edged with granite sets which meanders through the garden which is lawned to either side arriving at a large Indian Stone patio creating an attractive and sheltered **Sitting/Entertaining Area** which can be directly accessed from either the living room or kitchen dining family room.

Directions - Post Code – SY14 7DZ

From the Broxton roundabout on the A41 where it meets the A534 Wrexham Nantwich Road proceed South on the A41 towards Whitchurch. Follow this road for approximately 2.5 miles taking the second turning right for Edge. Follow this lane to the 'T' junction turning right opposite the entrance to Edge Hall and continue down the lane. Edge Grange Farm Barns will be found on the left-hand side.

What3words – snore.situation.mixes





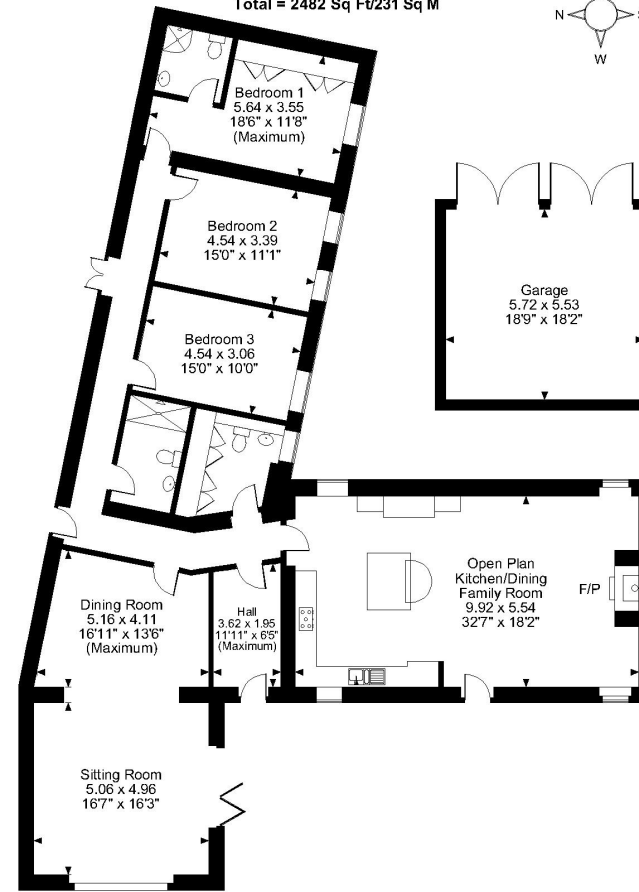
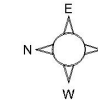
Services/Tenure

Mains water, electricity, gas and drainage. Freehold subject to a £60 per month management charge for maintenance of the communal area and facilities.

Viewing

Strictly by appointment with Cheshire Lamont Tarporley

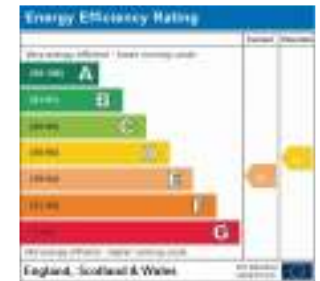
Approximate Gross Internal Area
 Main House = 2142 Sq Ft/199 Sq M
 Garage = 340 Sq Ft/32 Sq M
 Total = 2482 Sq Ft/231 Sq M



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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