



CHESHIRE
LAMONT

1 Higher Snab Barns, Bickley Moss

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Bickley Moss Nr Whitchurch SY13 4JE

A deceptively, spacious and well-proportioned property converted by Chartland Homes finished and presented to a particularly high quality and specification including underfloor heating throughout the ground floor and bathrooms, handmade kitchen, green friendly air source central heating system, and enjoying stunning views across the adjacent countryside and farmland

- Spacious and welcoming Reception Hall, Living Room with gas fired log burner style stove, every day Sitting Room fitted with a traditional log burning stove, large 9.4 metre Open Plan Kitchen Dining Family Room, Utility Room, Cloakroom.
- Four Double Bedrooms, three with built-in wardrobes, Three Bath/Shower Rooms (Two Ensuite).
- Large garden enjoying attractive views over neighbouring farmland, gravelled, front forecourt, providing ample parking and turning space along with giving access to a large **Double Garage**.

Location

1 Higher Snab Barns enjoys a delightful rural setting yet conveniently situated for 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 Heber 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 "The Swan" Gastro Pub.

Accommodation

A glazed front door opens to a spacious and welcoming **Reception Hall 4.6m x 3.9m** this is finished with a heated engineered Oak floor which continues into one of the two Living Rooms and a large 9.4m Open Plan Kitchen Dining Family Room. A set of oak framed part glazed double doors lead into the every day **Sitting Room 4.6m x 4.4m** this is fitted with a log burning stove and has a picture window overlooking the rear garden, the adjacent identically sized **Living Room** has a living flame effect wall mounted gas fired log burner style



stove, this room is carpeted and also benefits from underfloor heating. The stunning **9.4m x 4.3m Open Plan Kitchen Dining Family Room** is a particularly light and airy room with windows to three elevations, including a set of glazed double doors opening onto the gardens. The Kitchen area is finished with a high quality handmade kitchen complimented with silestone work surfaces, and matching centre island that provides a breakfast bar. Appliances include a two oven range cooker with five ring induction hob and extractor above, integrated dishwasher, wine chiller and American style fridge freezer. Within the **Dining/Family Area**, there is ample space for an 8-10 person dining table, sofas and easy chairs. Off the reception hall there is a **Utility Room 3.8m x 2.6m** with large storage cupboards and a sink unit set beneath a silestone worksurface along with space for a washing machine and tumble dryer there is also a well appointed **Cloakroom** accessed off the **Reception Hall**.

To the first floor there are Four Double Bedrooms and Three Bath/Shower Rooms. **Bedroom One 4.5m x 4.4m** benefits from built in wardrobes and offers attractive views over the neighbouring farmland as well as a well appointed **Ensuite Shower Room** which includes a freestanding bath, quadrant shower enclosure, pedestal wash handbasin, low-level WC, heated towel rail and heated tile floor. **Bedroom Two 4.3m x 3.8m** also benefits from built in wardrobes and a well appointed **Ensuite Shower Room**, **Bedroom Three 4.6m x 3.8m** offers views over farmland to the rear and benefit from built in wardrobes, **Bedroom Four 3.8m x 3m** is situated opposite the **Family Bathroom** this is fitted with a panelled bath, pedestal wash handbasin, low-level WC, heated towel rail and heated tiled floor.

Externally

Initially accessed over a shared entrance driveway with two adjacent properties double gates open to a private gravelled forecourt for the property offering ample parking and turning space along with giving access to the **Large Double Garage 6.4m x 5.8m**. The gardens are extensive being principally laid to lawn, and offer attractive views over the neighbouring farmland and countryside beyond. The gardens include a large patio entertaining area which can be directly accessed from either the reception hall or kitchen dining/family room.

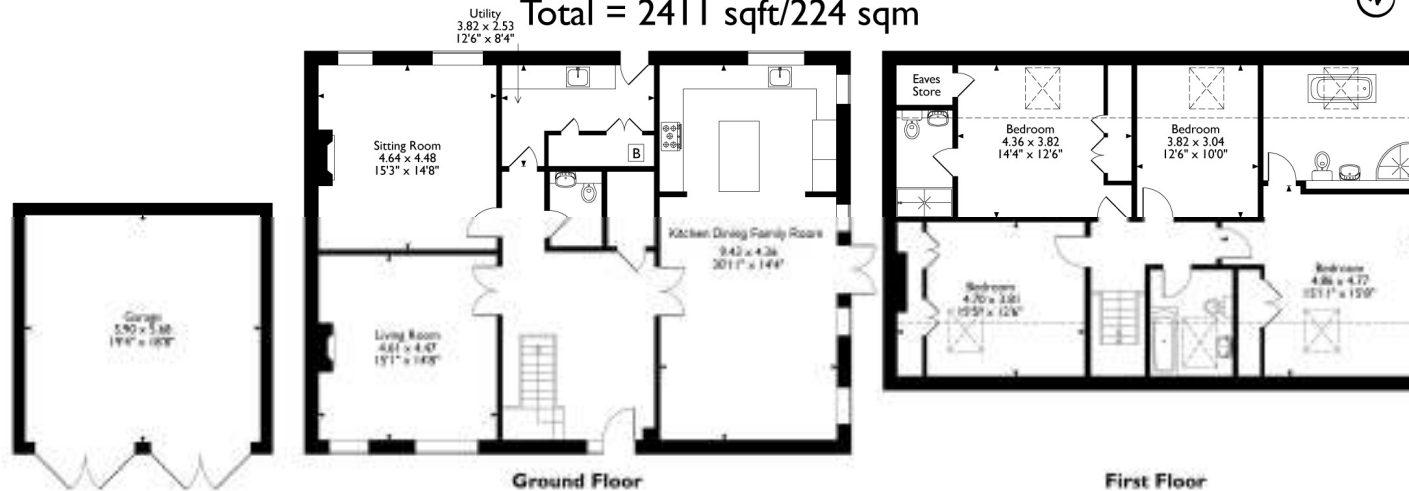
Directions

Postcode SY13 4JE 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 after approximately 300 metres on the right hand side.

What Three Words - Bulldozer.aged.gown



Approximate Gross Internal Area
 Main House = 2045 sqft/190 sqm
 Garage = 366 sqft/34 sqm
 Total = 2411 sqft/224 sqm



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

Services/Tenure

Mains Water, Electricity, Air source central heating system, Shared drainage system for the four properties within the development compliant to 2020 regulations. Freehold.

Viewing

Strictly by appointment with Cheshire Lamont, Tarporley.

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.

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