



“The Wheat Barn”, Goldsmith Lane, Burleydam SY13 4AN





An outstanding and most spacious conversion of a period Cheshire brick barn standing in a select courtyard setting within delightful countryside affording superb rural aspects incorporating significant style, character and features with attractive South facing gardens and garaging. Viewing highly recommended.

- A superb barn conversion of considerable proportions and appeal
- Within outstanding South Cheshire countryside nearby to the Combermere Estate
- Upon a small, select gated courtyard with attractive South and East facing gardens
- Far reaching views to the Buxton Hills
- Incorporating a stunning range of features and character with attached double garaging
- Excellent accommodation to 2500 sqft with four reception rooms
- Significant principal bedroom accommodation with en-suite dressing room and en-suite bathroom
- Second bedroom with en-suite bathroom, family bathroom and bedroom three
- Ground floor fourth bedroom/dining room, large dual aspect lounge
- Fully appointed kitchen with living area and laundry room

Agents Remarks

The Wheat Barn is one of only a few superbly converted period barns in a most impressive courtyard setting in highly sought after Cheshire countryside and is situated close to the Shropshire border. The property is ideally positioned for access to the nearby picturesque village of Audlem and the historic town of Whitchurch and ancient town of Nantwich. The prized restaurant "Combermere Arms" is within walking distance and a variety of farm shop are situated nearby.

Property Details

An impressive approach provides access to the courtyard via remote controlled electrically operated wrought iron gates through a driftway with tower over. The cobbled courtyard area leads to a block paved parking area which stands at the front of the barn and leads to two



attached garages and the block paving continues to a herringbone block paved approach to:

Quarry Tiled Rebated Recessed Reception Porch

With a full height double glazed door with full height double glazed side panels leading to:

Large Reception Hall

A glorious entrance to the property with a spindled staircase ascending to first floor, high quality Oak plank effect flooring, radiator, exposed ceiling beam, panel door to under stairs storage cupboard and double panel doors lead to:

Glorious Lounge and Entertaining Room 32' 1" x 13' 3" (9.79m x 4.04m)

Enjoying delightful aspects over the front courtyard via sectional double glazed windows, large double glazed double doors to South elevation overlooking enclosed gardens and patio providing extensive far reaching views to the Macclesfield Hills, attractive fireplace inset within surround upon slate hearth, radiator, two wall light points, high quality Oak plank effect flooring, exposed beams and open access to living area benefiting from partially vaulted ceiling, exposed King trusses, high overhead Velux window incorporating remote controlled blind, wall mounted TV point and two wall light points.

From the Reception Hall a panel door leads to:

Cloakroom

Delightfully appointed with a wall mounted WC, half tiled walls, wall mounted wash basin, tiled flooring, recessed ceiling lighting and double radiator.

From the Reception Hall a panel door leads to:

Sitting Room/Study 10' 9" x 15' 6" max (3.28m x 4.72m max)

A superb, spacious, versatile room with sectional double glazed window to front elevation and radiator.

From the Reception Hall a panel door leads to:

Family Dining Kitchen 32' 6" max x 14' 6" max (9.90m max x 4.43m max)

Living/Dining Area

With sectional double glazed windows to West elevation providing fine far reaching rural views as far as the Macclesfield and Derbyshire Hills, high quality Oak plank effect flooring, radiator and open access leads to:

Kitchen Area

Beautifully appointed with a superb range of high quality shaker style base and wall mounted units comprising cupboards and drawers,



attractive granite working surfaces, integrated dishwasher, integrated microwave, integrated Espresso coffee maker, one and a half bowl sink unit with mixer tap, kitchen range with granite upstand behind and filter canopy over, radiator, corner fitted dresser incorporating glazed cupboard and shelving beneath, plumbing for American fridge freezer, central dining counter with cupboards beneath, recessed ceiling lighting, double glazed window to West elevation, tiled flooring and a panel door leads to:

Utility Room 10' 1" x 5' 5" (3.08m x 1.64m)

With three wall mounted cupboards, base units incorporating large wine fridge, plumbing for washing machine, single drainer one and a half bowl sink unit with mixer tap, vent for tumble drier, wall mounted cupboard incorporating gas fired central heating boiler, part tiled walls, radiator, full height double glazed door to South facing rear gardens, tiled flooring and recessed ceiling lighting.

From the Reception Hall a panel door leads to:

Bedroom Four/Dining Room 13' 3" x 13' 2" (4.05m x 4.02m)

A spacious room with a partially vaulted ceiling incorporating a Velux window with remote controlled blind, partially exposed King truss, Oak flooring, radiator, two wall light points and double glazed window to South elevation.

Stunning First Floor Galleried Landing

With vaulted ceiling incorporating exposed ceiling beams and purlins, double glazed rooflight with remote controlled blind, radiator and a panel door leads to:

Master Bedroom Suite 24' 3" max x 16' 1" max (7.40m max x 4.91m max)

A stunning principal bedroom suite with a vaulted ceiling incorporating ceiling beams and purlins, sectional double glazed window side elevation providing lovely views, Velux window to east elevation enjoying extensive views, eaves storage cupboard, two radiators and a panel door leads to:

En-Suite Dressing Room

With a superb range of fitted clothing units incorporating railing and shelving, radiator and access to roof space.

From the Master Bedroom a panel door leads to:

En-Suite Bathroom 6' 2" x 7' 9" (1.88m x 2.36m)

With a tiled panel bath incorporating full height screen and shower over, tiled flooring, tiled walls, solar tube, wall mounted wash basin, WC, tiled niche incorporating mirror fronted cupboard and chrome towel radiator.



Bedroom Two 10' 5" x 16' 9" (3.17m x 5.11m)

A delightful room with sectional double glazed window to courtyard elevation, radiator, exposed King truss and purlins, vaulted ceiling incorporating Velux rooflight with remote controlled blind and a panel door leads to:

En-Suite Bathroom 7' 4" x 6' 5" (2.24m x 1.95m)

With a tiled panel bath incorporating screen and shower over, solar tube, wall mounted wash basin, WC, tiled niche, tiled flooring, tiled walls, chrome radiator and recessed ceiling lighting.

Bedroom Three 10' 9" x 9' 10" (3.28m x 2.99m)

With exposed King truss, partially vaulted ceiling, ceiling beams, radiator and sectional double glazed window to courtyard elevation.

Bathroom 7' 9" x 7' 4" (2.37m x 2.24m)

Superbly appointed with a large double ended bath incorporating central mixer tap and shower tap to side, wall mounted wash basin, WC, fully tiled walls, tiled flooring, solar tube and chrome towel radiator.

Externally

The property benefits from a stunning central courtyard with a cobble defined driveway with an established central island. The gardens to the side and rear benefit from outstanding far reaching country views which are sheltered and bordered by high fencing, neat hedging, extensive lawns, paved patio and paths. There is a superb elevated entertaining slate tiled terrace within attractive established hedging and enjoying views as far as the Macclesfield Hills.

Twin Garages

With up and over doors, light and power.

Tenure

Freehold

Services

LPG, mains water and electricity, private drainage (not tested by Cheshire Lamont Limited).

Viewings

Strictly by appointment only via Cheshire Lamont Limited.

Directions

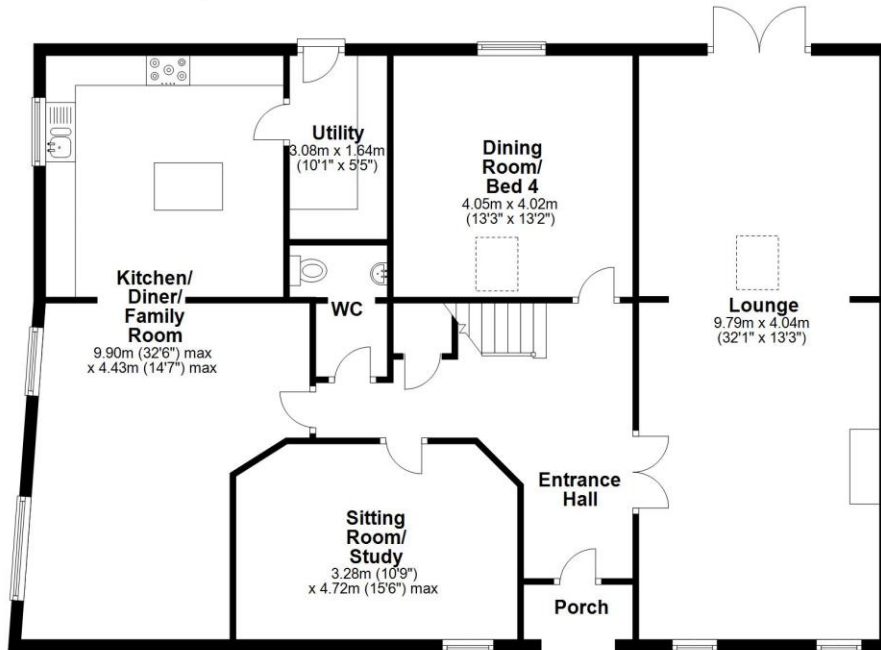
Proceed out of Nantwich along Wellington Road and turn right onto Park Road /A530. Follow the road round to the left past Nantwich Lake and proceed towards Whitchurch. At the entrance on the right to the Combermere Estate, turn left towards the Combermere Arms and Audlem and the entrance to The Wheat Barn is on the right hand side.





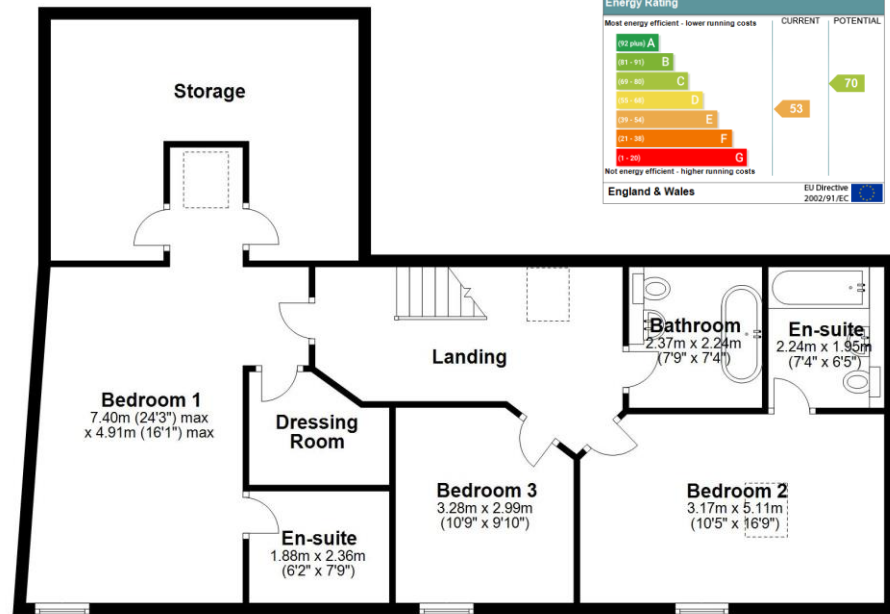
Ground Floor

Approx. 138.1 sq. metres (1486.9 sq. feet)

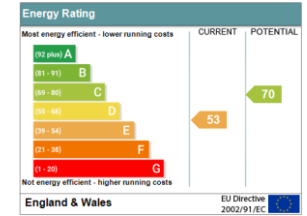


First Floor

Approx. 101.3 sq. metres (1090.3 sq. feet)



Address: The Wheat Barn, Goldsmith Lane, Burleydam, WHITCHURCH...
RRN: 9207-3931-8200-5817-0204





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.

www.cheshirelamont.co.uk

Chestnut Pavilion
Tarpoley
Cheshire CW6 0UW
Tel: 01829 730700

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