



Swallows Loft, Bridge House Farm Barns, Bridgehouse Lane, Winterley CW11 4DG





An exceptional newly constructed contemporary styled residence upon a select gated courtyard setting within outstanding Cheshire countryside affording impeccably designed and appointed accommodation of superb style and design incorporating fixtures and features of the highest calibre. Superb parking facilities and double garaging. Viewing highly recommended.

- Swallows Loft - A fabulous four bedroom residence
- Affording light, spacious open plan accommodation overall to 225 sqm (internal)
- An exclusive residence within the Bridge House Farm hamlet
- Just one of three remaining on a select gated development off a private tree-lined lane of just nine properties
- Standing in outstanding Cheshire countryside with delightful surrounding aspects
- Impeccably designed and appointed throughout to the highest calibre
- Meticulously constructed by renowned specialist builders
- Incorporating outstanding contemporary styling and features
- Underfloor heating, porcelain flooring, mezzanines, full aspect bi-folding doors
- Extensive parking, double garaging, vehicle charging points

Agents Remarks

This delightful range of stunning buildings have been sympathetically and meticulously designed and converted by renowned architects Bower Edleston and local specialist builders RHB Construction. The hamlet benefits from a delightful private approach over a long tree-lined lane and there are now only three of these fabulous properties remaining. The site stands in wonderful tranquil Cheshire countryside nearby to Sandbach and Junctions 16 and 17 on M6 motorway. Crewe mainline railway station is nearby and Manchester International airport is within half an hour by car. The major North West cities of Manchester and Liverpool are within easy reach and the historic local towns of Nantwich and Sandbach provide a lovely range of boutique shops, bars, restaurants and sporting facilities.



Property Details

A high quality composite door leads to:

Stunning Reception Hall 14' 1" x 18' 1" (4.3m x 5.5m)

With wonderful aspects to a split-level living area beyond, handsome tiled flooring, recessed ceiling lighting, Oak staircase with half landing ascending to first floor and an Oak door leads to:

Lounge 17' 7" x 17' 7" (5.35m x 5.35m)

A delightful spacious room with full height double glazed windows to front elevation and wall mounted television point.

From the Reception Hall an Oak door leads to:

Cloakroom 5' 9" x 5' 8" (1.74m x 1.72m)

With vanity wash basin incorporating cupboards beneath, WC, tiled flooring and recessed ceiling lighting.

From the Reception Hall an Oak staircase ascends to:

First Floor Front Landing

Partially vaulted and an Oak door leads to:

Master Bedroom 18' 6" x 11' 0" (5.64m x 3.35m)

With exposed Queen truss, exposed ceiling beams, Oak door to Dressing Room, double glazed porthole window, double glazed roof light, radiators and an Oak door leads to:

En-Suite Shower Room 10' 5" x 6' 3" (3.18m x 1.90m)

With WC, vanity wash basin with drawers beneath, large walk-in shower cubicle with attractive porcelain tiled surround, Amtico herringbone flooring, chrome radiators, hayloft window, wall mounted mirror and recessed ceiling lighting.

Dressing Room 7' 3" x 6' 3" (2.21m x 1.90m)

With radiator.

Bedroom Two 10' 6" x 13' 5" max (3.21m x 4.10m max)

With double glazed window affording lovely views, exposed King truss and radiator.

En-Suite Bathroom 6' 8" x 7' 5" (2.04m x 2.26m)

With exposed ceiling beams, panelled bath, vanity wash basin with drawers beneath, WC, Amtico herringbone flooring, chrome towel radiator, porcelain tiled walls and recessed ceiling lighting.

From the Reception Hall tiled steps ascend to:



Glorious Galleried and Vaulted Open Plan Living Family Dining Kitchen 28' 8" x 23' 2" (8.74m x 7.07m)

Kitchen Area

Comprehensively equipped with a superb range of high quality units, built-in electric ovens, integrated microwave with plate warmer beneath, integrated dishwasher, integrated fridge and freezer, underlung one and a half bowl sink unit with incorporated boiling water on tap within large central dining island, high overhead single glazed lantern, porcelain tiled flooring, Oak door to larder cupboard and open access to:

Living/Dining Area

With 4-panel and 3-panel bi-folding doors to a partially covered South facing veranda terrace, porcelain tiled flooring and an Oak door leads to:

Hallway

With door to outside and an Oak door leads to:

Laundry Room 14' 9" x 4' 6" (4.49m x 1.38m)

Comprehensively equipped with a superb range of base units, tall cupboard, single drainer one and a half bowl sink unit with mixer tap and an Oak door leads to:

Utility Cupboard

With wall mounted gas fired central heating boiler, manifolds for underfloor heating and pressurized vented cylinder system.

From the Kitchen Area an Oak and glazed staircase ascends to:

First Floor Galleried Landing

With Oak and glazed mezzanine overlooking Kitchen, radiator, recessed ceiling lighting and an Oak door leads to:

Bedroom Three 10' 8" x 14' 3" (3.26m x 4.34m)

With full height and wide double glazed windows providing stunning far reaching South facing views and radiator.

Bedroom Four 10' 8" x 13' 6" (3.26m x 4.11m)

With full height and wide double glazed windows providing stunning far reaching South facing views and radiator.

Shower Room 7' 2" x 8' 10" (2.19m x 2.68m)

With square corner fitted shower cubicle, vanity wash basin, WC, Amtico herringbone flooring, chrome towel radiator, tiled walls and recessed ceiling lighting.



Tenure

Freehold.

Externally

This delightful courtyard has been created from the conversion of a diverse range of former agricultural buildings that served Bridge House Farm. The courtyard is superbly laid out and stands in lovely surroundings, approached over a long private tree-lined lane which leads over a small stone bridge by a large ornamental pond. The properties benefit from attractive aspects and rural views with lawned gardens extending to the South, being bordered by professional fencing. Double Garage.

Double Garage 18' 4" x 19' 8" (5.6m x 6.0m)

With two electrically operated remote controlled roller doors, electric vehicle charging point, light and power.

Services

All main services are connected. New shared treatment plant (not tested by Cheshire Lamont).

Viewings

Strictly by appointment only via Cheshire Lamont.

Directions

Proceed out of Haslington along Crewe Road towards Sandbach and turn right by the famous Winterley Pool onto Pool Lane. Turn right onto Hassall Road and right again onto Bridge House Lane. Proceed along Bridge House Lane where the development is situated just over the small bridge.



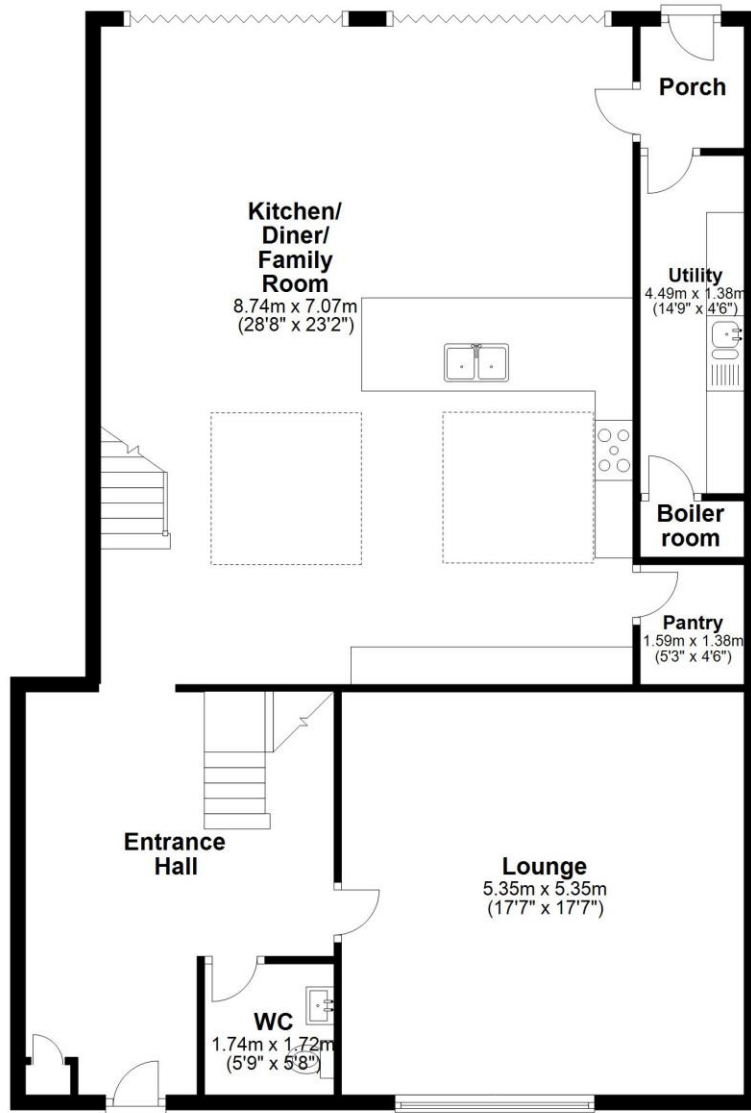
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





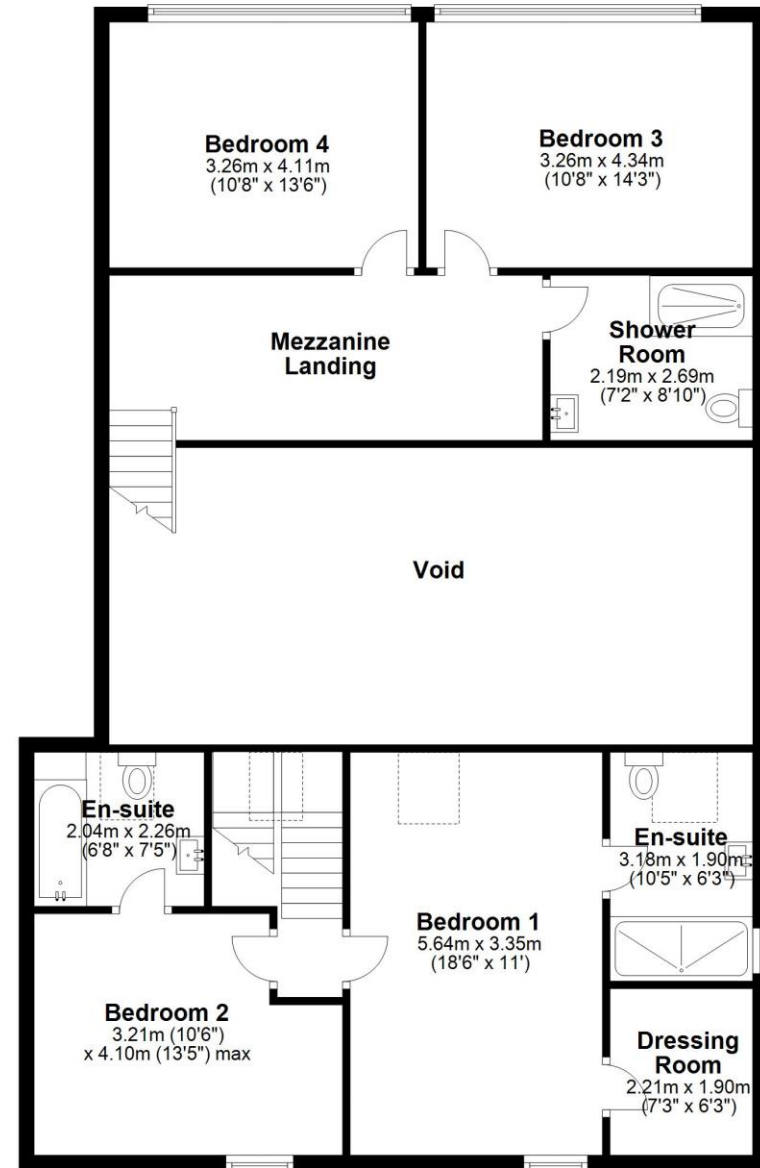
Ground Floor

Approx. 126.7 sq. metres (1363.4 sq. feet)



First Floor

Approx. 97.8 sq. metres (1052.9 sq. feet)



Floorplan is for illustrative purposes only
Plan produced using PlanUp.



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