



2 Town House Barns, Rushy Lane, Barthomley CW2 5PB

CHESHIRE
LAMONT

An exceptional barn conversion of superb style upon a small select, high calibre rural development in outstanding South Cheshire countryside. It enjoys delightful far reaching views and provides attractively appointed accommodation of impeccable design and appeal. With open plan living accommodation, three bedrooms, en-suite and bathroom. Garaging, extensive parking facilities and lovely landscaped gardens. Viewing highly recommended.

- Standing in exceptional surroundings with stunning far reaching rural views
- A superbly designed and styled barn conversion
- Upon a small select high calibre rural barn development
- In a delightful yet very convenient location nearby to motorway and rail networks
- Luxuriously appointed open plan ground floor living space
- Fully appointed kitchen with a superb range of integrated appliances
- Partially vaulted first floor with original exposed Oak beams and trusses
- Master bedroom with luxurious en-suite, two further bedrooms and bathroom
- Garaging, extensive landscaped gardens with dedicated vegetable and flower beds
- Situated off a tranquil, rural lane with delightful views

Agents Remarks

This stunning barn is just one of a few barn conversions in a lovely rural location, converted in recent years by specialist renowned local developers "Chamberlain Developments". The property stands in the corner of a courtyard with attractive aspects over the courtyard area and outstanding far reaching views from the gardens which extend to the North and East elevations. The barn benefits from superb garaging facilities and a generous parking area. It is situated in an idyllic position nearby to Englesea Brook and Barthomley with Alsager within a short distance as is junction 16 of the M6 motorway.

Property Details

An impressive drive approaches the property along a private road off the lane and continues to the development. The gravel drive continues to the side and leads to the property. The property enjoys outstanding far reaching rural views over open undulating countryside and to hills in the distance, Red Hill monument and Mow Cop. A large gravel



parking area stands at the rear elevation of the property with an Indian stone paved path leading through large lawned and landscaped garden. A high quality composite door with double glazed panel leads to:

Kitchen 16' 2" x 11' 4" (4.94m x 3.45m)

Comprehensively equipped with a superb range of shaker style base and wall mounted units, tall cupboards, twin built-in Prima electric ovens, four ring induction hob with attractive filter canopy over, integrated microwave, single drainer one and a half bowl Belfast sink with mixer tap, integrated dishwasher, peninsular dining counter with high quality butchers block Oak working surface and Oak upstands, attractive tiled flooring with underfloor heating, integrated fridge and freezer, pantry and broom cupboards, recessed ceiling lighting and open access leads to:

Open Plan Lounge and Dining Room 18' 0" x 20' 6" (5.48m x 6.26m)

A glorious room with outstanding aspects over open countryside, double glazed windows to East elevation, lovely views to the North elevation via wide double glazed doors with double glazed side panels to an extensive patio terrace, gardens, fields and countryside beyond, underfloor heating, recessed ceiling lighting and a handsome Oak door leads to:

Reception Hall 14' 1" x 5' 10" (4.29m x 1.79m)

With attractive porcelain tiled floor with underfloor heating, a high quality composite door to courtyard, Oak and glazed staircase ascending to first floor, understairs cupboard and an Oak door leads to:

Cloakroom
With vanity wash basin, WC, half tiled walls, porcelain tiled floor with underfloor heating, recessed ceiling lighting and extractor fan.

High vaulted and beamed First Floor Landing 9' 3" x 9' 6" (2.83m x 2.89m)

With radiator, double glazed hayloft window with fitted blind overlooking courtyard, vaulted ceiling with exposed ceiling beams, recessed ceiling lighting and a versatile space ideal for office area.

Inner Landing

With partially exposed King trusses and an Oak door leads to:

Large Walk-In Linen Cupboard

With exposed beams, pressurised cylinder system and Worcester LPG gas fired central heating boiler.

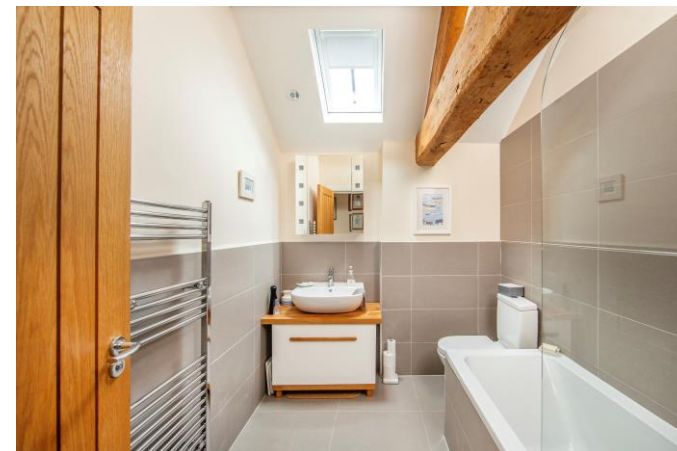
From the Landing an Oak door leads to:

Master Bedroom 11' 8" x 18' 8" (3.55m x 5.69m)

Superbly appointed with a vaulted ceiling incorporating exposed King truss and ceiling beams, range of fitted wardrobes incorporating railing and shelving, double glazed window to North elevation providing lovely far reaching views, radiator and an Oak door leads to:

Contemporary En-Suite Shower Room 9' 10" x 6' 2" (3.00m x 1.87m)

Impeccably appointed with a large fully tiled walk-in shower enclosure incorporating full height screen and overhead shower, porcelain tiled floor, half tiled walls, recessed ceiling lighting, exposed ceiling beams, vanity wash basin, chrome towel radiator, illuminated mirror-fronted cupboard and extractor fan.



Bedroom Two 8' 6" x 7' 3" (2.59m x 2.22m)

With partially exposed beam, double glazed hayloft window to East elevation incorporating fitted blind and radiator.

Bedroom Three 8' 5" x 8' 11" (2.56m x 2.71m)

With partially vaulted ceiling incorporating exposed ceiling beam, fitted wardrobe, double glazed hayloft window to East elevation incorporating fitted blind and radiator.

Bathroom 8' 4" x 6' 8" (2.55m x 2.02m)

Attractively appointed with tiled panel bath incorporating shower screen, tiled walls, tiled floor, wall mounted chrome towel radiator, WC, enamel sink upon Oak plinth with cupboard beneath, overhead heritage roof light with fitted blind, partially exposed beam, recessed ceiling lighting and extractor fan.

Externally

The property benefits from superlative views and surrounding aspects with extensive groomed landscaped gardens incorporating well stocked flower beds and borders. A paved path leads from the parking area to a delightful garden area with raised vegetable plots, flower beds and borders.

Tenure

Freehold.

Services

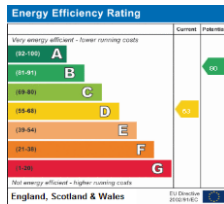
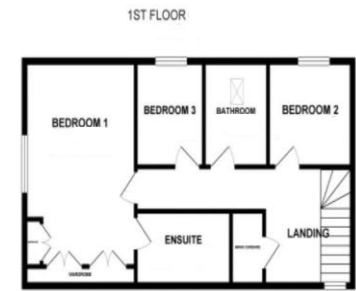
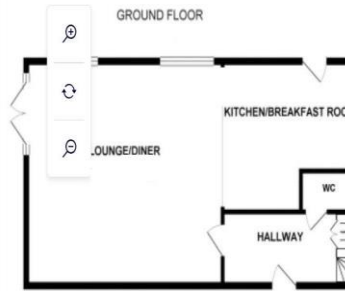
LPG gas, mains water and electricity and shared sewage treatment plant (not tested by Cheshire Lamont).

Viewings

Strictly by appointment only via Cheshire Lamont.

Directions

From Nantwich proceed along Newcastle Road through Shavington and Hough. At the roundabout turn left into Weston village and proceed past Weston Cricket Club. Turn right at the bend onto Snape Lane and continue into Englesea Brook. Turn left and continue for a 1/4 of a mile and the entrance to Town House Barns is on the left hand side.



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be checked with any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given. Made with iFloorplan ©2012

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