



2 Lea Hall Barns, Wrinehill Road, Wybunbury CW5 7NS

**CHESHIRE
LAMONT**



Set within outstanding Cheshire countryside, a most impressive period barn conversion upon a small select courtyard affording delightful gardens, views and features nearby to Wybunbury village. Attractively appointed accommodation to 2200 sqft arrayed over three floors with impressive fully appointed dining kitchen, attractive lounge, large dining hall, cloakroom, five bedrooms, three bathrooms and garage. Viewing highly recommended.

- A most impressive three storey period barn conversion
- Standing in an attractive and select courtyard within outstanding Cheshire countryside
- Incorporating original period features with a wealth of character
- Five bedrooms, three bathrooms and vaulted rooms to second floor
- Delightful lounge, fully appointed dining kitchen, spacious dining hall and cloakroom
- With lovely extensive landscaped lawned gardens and terrace, summerhouse and garden store
- Sweeping approach, superb parking and double garage
- Accommodation to 2200 sqft
- A charming barn conversion in an outstanding location
- Viewing highly recommended

Agents Remarks

This outstanding and most substantial barn stands in wonderful countryside and surroundings within South Cheshire nearby to the historic village of Wybunbury. The barn enjoys wonderful aspects and affords impeccable accommodation of immense character, early viewing recommended. The barn is nearby to the highly regarded villages of Wybunbury, Hough, Betley and Wrinehill and nearby to excellent sporting and leisure pursuits. Junior schooling is catered for at Wybunbury, Bridgemere and Nantwich. Wybunbury village is famed for its leaning Church tower and several highly regarded pubs and restaurants nearby.

Property Details

From a handsome landscaped courtyard, an Indian stone paved path leads to a double glazed panel door allowing access to:



Impressive Dining Reception Hall 17' 10" x 10' 10" max (5.44m x 3.29m max)

Beautifully appointed with lovely aspects to the rear gardens via a deep stone sill double glazed window to rear elevation, recessed ceiling lighting, exposed ceiling beam, feature exposed Cheshire brick wall, high quality Oak plank flooring throughout, radiator and an Oak panel door leads to:

Deep Under Stairs Cloakroom

With deep stone sill double glazed window, wall mounted wash basin, WC tiled flooring, half tiled walls, fitted cupboard and radiator.

From the Reception Hall an Oak panel door leads to:

Lounge 17' 10" x 13' 11" (5.44m x 4.25m)

A lovely relaxing reception room with pleasant aspects to the courtyard and to the rear gardens, double glazed door to front and rear elevations, high quality engineered Oak plank flooring, recessed ceiling lighting, exposed ceiling beam, chimney breast incorporating a half exposed Cheshire brick feature fireplace with stone hearth and incorporating electric stove, radiator and deep stone sill double glazed window.

From the Dining Reception Hall an Oak door leads to:

Hallway

With a staircase ascending to first floor, deep stone sill double glazed window to front elevation and an Oak door leads to:

Dining Kitchen 17' 10" x 12' 6" (5.44m x 3.82m)

Beautifully re-appointed with a superb range of high quality shaker style base and wall mounted units, attractive quartz working surfaces and upstands, Bosch built-in double electric ovens incorporating microwave and plate warming drawer, integrated dishwasher, integrated washer/dryer, integrated fridge, integrated freezer, pull-out bin drawer, high quality Oak plank flooring, underslung one and a half bowl sink unit with mixer tap, boiling tap and filtered water tap, double glazed doors to rear, double glazed doors to courtyard, deep stone sill double glazed window to front elevation, radiator and large central island incorporating cupboards, drawers, wine rack and wine cooler.

From the Hallway a staircase ascends to:

Large First Floor Landing

With a double glazed picture window to rear elevation providing outstanding rural views over delightful undulating Cheshire countryside and the Peckforton Hills, Oak door to understairs cupboard, attractive staircase to a galleried second floor vaulted landing with exposed King truss, beams and an Oak panel door leads to:



Bedroom Two/Sitting Room 17' 10" x 9' 0" (5.44m x 2.75m)

With a double glazed hayloft window to front elevation, deep stone sill double glazed window to rear elevation, recessed ceiling lighting and radiator.

From the Landing an Oak panel door leads to:

Bedroom Three 12' 11" max x 9' 3" (3.94m max x 2.81m)

With double glazed hayloft window to courtyard elevation, exposed ceiling beam and radiator.

Master Bedroom 17' 10" x 12' 7" max (5.44m x 3.84m max)

With a double glazed hayloft window to front elevation, deep stone sill double glazed window to rear elevation affording fine far reaching views, Oak fronted built-in double wardrobe incorporating railing and shelving, recessed ceiling lighting, radiator and an Oak door leads to:

En-Suite Shower Room

With a corner fitted shower cubicle, WC, vanity wash basin with cupboards beneath, chrome towel radiator, tiled flooring and recessed ceiling lighting.

Superb Contemporary Bathroom 11' 1" x 6' 2" (3.39m x 1.88m)

Delightfully appointed with a panel bath incorporating wall mounted shower tap and chrome fittings, Oak plinth, half tiled walls, tiled flooring, corner fitted shower cubicle, exposed ceiling beam, vanity wash basin with drawers beneath contemporary towel radiator and double glazed hayloft window.

Second Floor Landing 17' 10" x 11' 11" (5.44m x 3.64m)

A handsome generous landing suitable for a library/study area with high vaulted ceiling incorporating original King truss and purlins, Velux window to South elevation, radiator, recessed ceiling lighting and an Oak door leads to:

Bedroom Four 17' 10" x 11' 4" (5.44m x 3.45m)

With vaulted ceiling incorporating original Oak truss and purlin, exposed beams, Velux windows to front and rear elevations, radiator and Oak steps and door lead to:

En-Suite Shower Room (2) 13' 11" x 6' 4" (4.25m x 1.94m)

With corner fitted shower cubicle, part tiled walls, pedestal wash basin, WC, exposed purlin, tiled flooring, chrome towel radiator and fitted linen cupboard.

Bedroom Five 17' 10" x 11' 0" (5.44m x 3.36m)

With exposed ceiling beams, King truss, Velux windows to front and rear elevations and radiator.



Externally

The property enjoys a fabulous position within a select courtyard setting and benefits from outstanding gardens extending to the rear, bordered by high neat hawthorn hedging and incorporating an Indian stone paved patio. An Indian stone paved path leads to a further patio area to a summerhouse with light and power. The garden also incorporates well stocked raised sleep retained flower beds and a further timber garden shed.

Garage

With a remote controlled electrically operated up and over door, light, power and high overhead storage provision if required. At the end of the garage block is a garden store.

Tenure

Freehold.

Services

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

Viewings

Strictly by appointment only via Cheshire Lamont.

Directions

Proceed out of Nantwich along London Road and turn right at the first set of traffic lights then immediately left at the next set. Take the first left onto Wybunbury Lane and continue along into the village of Wybunbury. Upon reaching the T junction turn right onto Main Road, continue along until reaching the Church and turn left onto Wrinehill Road. Continue passing Cobbs Lane and turn right just after the parish noticeboard into the private driveway and bear right.

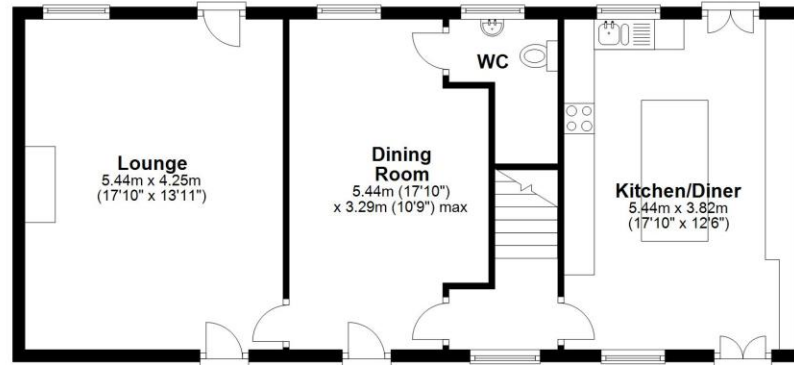


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	81	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



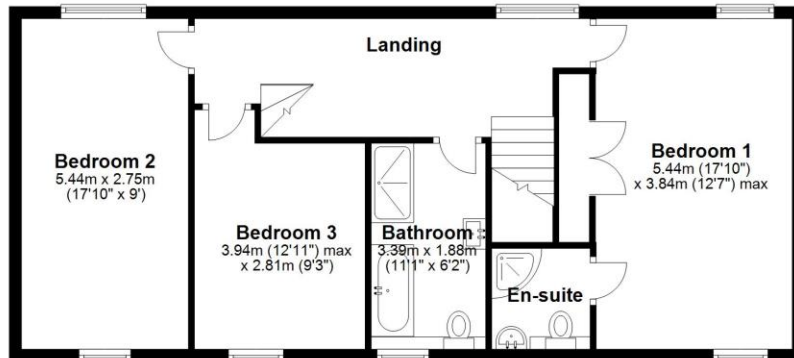
Ground Floor

Approx. 69.0 sq. metres (743.0 sq. feet)



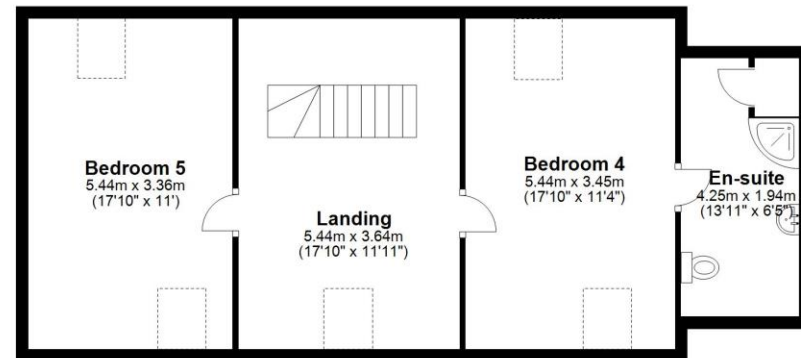
First Floor

Approx. 69.0 sq. metres (743.0 sq. feet)



Second Floor

Approx. 66.6 sq. metres (716.8 sq. feet)



Floorplan is for illustrative purposes only
Plan produced using PlanUp.



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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