



5 Chorley Green Farm Barns Chorley, Nantwich, Cheshire, CW5 8JR

Guide Price £385,000



In association with



A GORGEOUS AND HUGELY APPEALING BARN CONVERSION WITH A LOVELY 50 FT GARDEN OVERLOOKING COUNTRYSIDE, ON A SMALL, WELL KEPT DEVELOPMENT IN OPEN COUNTRYSIDE.

SUMMARY

Hall, cloakroom, Living room/dining room, kitchen, landing, two double bedrooms, third bedroom/dressing room, propane gas central heating, double glazed windows, garden, garage with separate office attached, car parking space.



DESCRIPTION

5 Chorley Green Farm is a beautifully appointed, barn conversion with a bespoke kitchen, garage, office and a fantastic garden overlooking countryside. It is constructed of brick under a tiled roof and approached over a long sweeping, shared, tarmacadam drive.

If you want a real sense of being rural whilst still having the security of neighbours, this barn has a lot to offer.

In terms of position, the Cholmondeley Arms (1.5 miles) can be accessed on foot and this is a great location if you enjoy walking in the countryside, lying about 7 miles from the Sandstone trail, Peckforton and Beeston Castles.

The sense of character with the barn has been respectfully enhanced, having a strong aesthetic appeal. In our opinion this property has so much to offer in terms of quality, location and the lovely south east facing garden.



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LOCATION AND AMENITIES

Chorley is a small hamlet located 5.5 miles West of the historic market town of Nantwich and 8.5 miles South of the highly sought after village of Tarporley. Within a short distance of the property is Cholmondeley Castle.

Cholmondeley also offers a convenient base from which to access a range of day to day amenities. The Cholmondeley Castle Farm shop (2 miles) sells produce from the Cholmondeley estate and incorporates a post office whilst the Cholmondeley Arms public house (1.5 miles), is a renowned eating venue and has won awards for the standard of its food and ambiance. The award winning pub, The Swan at Marbury, a family owned country pub is just 5 miles.

The property enjoys a fine situation, within easy daily travelling distance of the main centres of commerce in the north west.

Wrenbury village benefits from a wealth of local amenities including a shop/post office, doctor surgery and dispensary, a local railway station and an excellent primary school.

APPROXIMATE DISTANCES

Wrenbury village 4 miles. Nantwich 5.5 miles, Tarporley 8.5 miles, Crewe Station 10 miles. Chester 17 miles, M6 (motorway junction 16) 15 miles. Manchester Airport 40 miles.

DIRECTIONS

From Nantwich take the A534 Chester Road as far as Acton, turn left by the church onto Wrexham Road, continue for half a mile, take the second left turn (signed Swanley and Wrenbury), proceed for about 4 miles and the entrance to Chorley Green Farm Barns is located on the left hand side .

THE ACCOMMODATION

with approximate measures comprises



HALL

10'7" x 5'7"

Oak strip floor, inset ceiling lighting, built in cloaks cupboard, under stairs store, radiator.

CLOAKROOM

White suite comprising low flush WC and pedestal hand basin, inset ceiling lighting, chrome radiator/towel rail.

LIVING ROOM/DINING ROOM

17'3" x 15'9"

Open fireplace with stone hearth, stone mantel and Clearview stove, double glazed window with shutters, tiled floor in dining area, wood strip floor in living area, glazed entrance door, radiator.

KITCHEN

11'7" x 9'9"

An excellent range of bespoke furniture by Puddle Duck comprising Belfast sink, floor standing cupboard and drawer units with granite worktops, wall cupboards, plate rack, integrated fridge/freezer, Neff integrated oven and

grill, Miele integrated dishwasher, Rangemaster cooker with extractor hood above, Worcester propane gas fired boiler, double glazed windows with shutters.

STAIRS FROM HALL TO FIRST FLOOR LANDING

Inset ceiling lighting

BEDROOM 1

16'5" x 10'1"

Double glazed window with shutters, double glazed roof light, oak strip floor, radiator.

BEDROOM 2

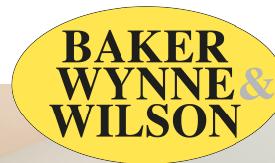
9'7" x 9'2"

Round double glazed window, radiator.

BEDROOM

9'4" x 7'2"

Two double wardrobes, three single wardrobes, round double glazed window, inset ceiling lighting, access to loft, radiator.



BATHROOM

8'4" x 7'0"

White suite comprising panel bath with shower over, low flush WC, vanity unit with inset hand basin in quartz surround, fully tiled around bath, tiled floor, doubled glazed roof light, chrome radiator/towel rail.

OUTSIDE

BRICK BUILT SLATE ROOF GARAGE COMPRISING

Garage store 9'6" x 8'8" double doors, light, fold away ladder to loft.

Attached Office 8'8" x 8'8" oak strip floor, ceiling lighting, electric heater, composite entrance door.

Gravel car parking space in front of garage, parking for two cars. Communal garden area behind garage. Small west facing walled seating area.

GARDENS

The 50ft garden forms a particular feature and is lawned with specimen trees, shrubs and three Indian Stone flagged seating areas, one with Pergola.

SERVICES

Mains water, electricity. Private drainage, LPG gas central heating. N.B. Tests have not been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services. The information given should therefore be verified prior to a legal commitment to purchase.

TENURE

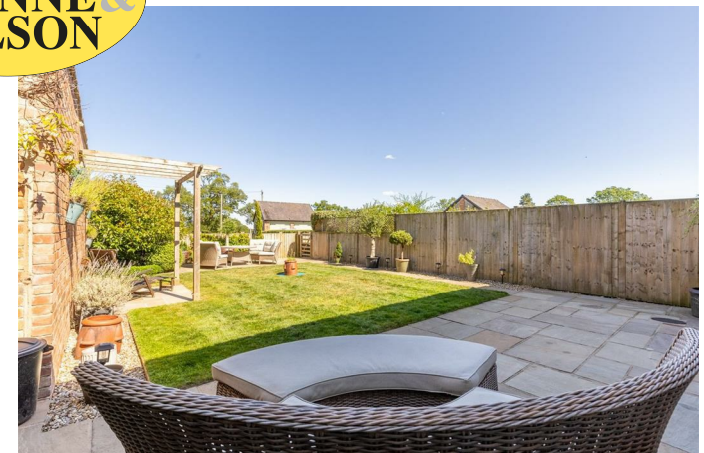
FREEHOLD.

SERVICE CHARGE approx. £55 per month

COUNCIL TAX BAND E

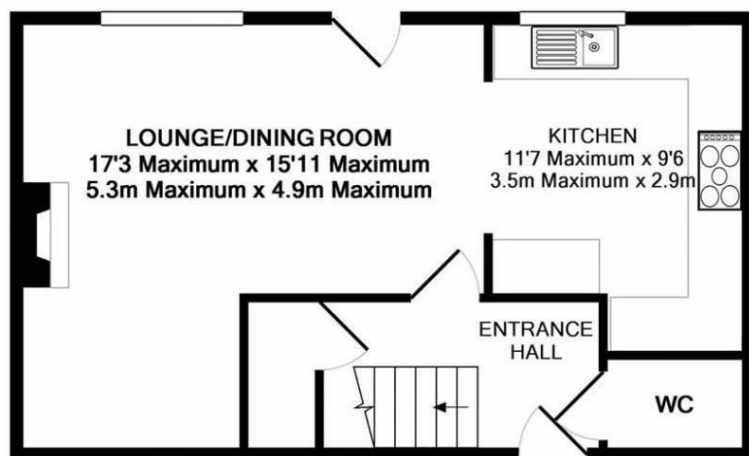
VIEWINGS

By appointment with Baker Wynne & Wilson
01270 625214

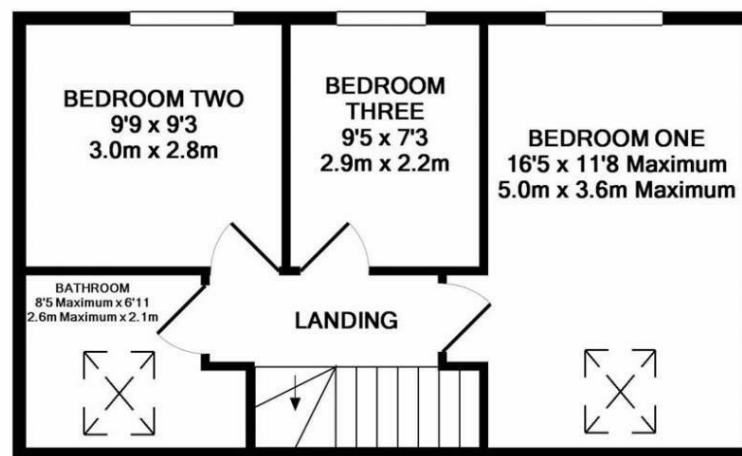


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GROUND FLOOR
APPROX. FLOOR
AREA 425 SQ.FT.
(39.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 425 SQ.FT.
(39.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 851 SQ.FT. (79.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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