



3 Smeaton Wood, Pinsley Green Road, Wrenbury, Nantwich, Chesh
Guide Price £639,500



In association with



SUMMARY

Reception Hall, Family/Morning Room, Living Room, Dining Room, Inner Hallway, Shower Room, Family/Dining/Kitchen, Utility Room, Garden Room, Study/Bedroom No. 5, Galleried Landing, Principle Bedroom with Ensuite Shower Room, Three Further Double Bedrooms, Bathroom, LPG Central Heating, Double Glazed Windows, Double Garage, Car Parking Space for Three Cars, Gardens, Communal Garden and Courtyard.

DESCRIPTION

This impressive barn conversion is constructed of mellow brick with part timbered elevations under a tiled roof. The approach, off Pinsley Green Road is over a shared gravel drive leading to a large car parking and turning area. A flagged pathway leads through the garden to the reception hall. Smeaton Wood Barns were designed by well known local architects, Bower Edleston of Nantwich, and originally sold in 2006/2008. Resplendent with sleek and elegant interiors this is a high specification home of distinctive and individual charm retaining character throughout with extensive light filled well proportioned rooms. The property extends to about 2,725 square feet (gross internal).

Outside there is a manageable lawned garden enclosed by lush laurel hedging, a lovely communal courtyard, parking for three cars and a proper double garage.

LOCATION & AMENITIES

3 Smeaton Wood is perfectly located on a tranquil country lane in what is generally regarded as some of the finest countryside in South Cheshire. It lies about one mile from Wrenbury village and about two miles from the award winning Swan at Marbury. Wrenbury village benefits from a wealth of local amenities including a shop/post office, doctors surgery and dispensary, a local railway station, primary school, bowling green, tennis club, fine church and a public house. Alternatively, the towns of Nantwich (5 miles), Whitchurch (6 miles) and Tarporley (11 miles) can provide further amenities not available in the village. Wrenbury is conveniently situated in relation to other nearby cities, towns and business centres with Chester (20 miles), Liverpool and Manchester within commuting distance. Crewe railway station (London Euston 90 minutes, Manchester 40 minutes) is 9 miles and the M6 motorway (junction 16) 15 miles.

DIRECTIONS

Leave Nantwich along the A353 Whitchurch Road and proceed for about four miles through Sound and on entering Aston turn right at the crossroads onto Wrenbury Road, past the Bhurtpore public house and continue towards Wrenbury, turn left, before the railway station, onto Pinsley Green Road, proceed for half a mile and the entrance to Smeaton Wood is located on the left hand side.



ACCOMMODATION

With approximate measurements comprises:

RECEPTION HALL

Two electrically operated Velux windows with rain sensors, ceiling beams, truss, tiled floor, radiator.

FAMILY/MORNING ROOM

12'6" x 12'5"

High part vaulted ceiling incorporating exposed beams and truss, tiled floor, two double glazed windows with shutters, two radiators.

GARDEN ROOM

12'5" x 11'7"

Two electrically operated Velux windows, tiled floor, exposed beams and trusses, a full glazed and double glazed door with full height double glazed side panels leads to patio terrace, part vaulted ceiling.

LIVING ROOM

18'3" x 17'11"

Cheshire brick fireplace with oak mantle, slate hearth and Clearview log burning stove, walnut effect flooring, two double glazed windows overlooking the courtyard, two up lights, two picture lights, recessed ceiling lighting, radiator.

DINING ROOM

18'3" x 12'9"

Illuminated oak staircase ascending to first floor galleried balcony above, walnut effect flooring, understairs store, exposed ceiling beams, double glazed door to courtyard with double glazed side panels, inset ceiling lighting, radiator.

INNER HALLWAY

9'10" x 6'4"

Walnut effect flooring, inset ceiling lighting, radiator.

SHOWER ROOM

5'6" plus shower x 4'8"

White Burlington suite comprising hand basin and low flush W/C, tiled shower cubicle with rain head shower, tiled flooring and half tiled walls, chrome column radiator.

FAMILY/DINING/KITCHEN

25'2" x 12'5"

Beautifully appointed with an excellent range of oak fronted base and wall mounted units comprising cupboards and drawers with oak working surfaces incorporating under slung twin bowl enamel sinks with mixer tap, electric two hob, three oven AGA with filter canopy over, inset ceiling lighting, two double glazed windows with shutters to enclosed private garden.



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UTILITY ROOM

9'4" x 4'8"

Wall mounted LPG gas fired central heating boiler, deep enamel sink with mixer tap over, plumbing for washing machine, oak working surfaces, tiled floor, inset ceiling lighting, radiator.

STUDY/BEDROOM NO. 5

14'11" x 7'9"

Double glazed window overlooking courtyard, inset ceiling lighting, walnut effect flooring, radiator.

STAIRS FROM DINING ROOM TO FIRST FLOOR GALLERIED L

26'4" x 8'1"

Part vaulted ceiling with exposed beams, four up lights, radiator.

PRINCIPLE BEDROOM

24'7" x 12'5"

Vaulted ceiling incorporating exposed beams and purlins, two double glazed windows and double glazed picture window, spot light fitting, oak flooring, radiator.

ENSUITE SHOWER ROOM

10'2" x 6'8"

White suite comprising low flush W/C, vanity wash hand basin upon stand, walk in shower tray incorporating full height screen and rain head shower, three quarter height tiled walls, shaver point, inset shelf, spot lights, chrome column radiator.

BEDROOM NO. 2

18'3" x 12'0"

Oak flooring, electrically operated Velux window with blind, double glazed internal window overlooking the garden room, vaulted beamed ceiling, radiator.

BEDROOM NO. 3

11'8" x 9'11"

Double glazed window to courtyard, Velux electrically operated window, part vaulted beamed ceiling, exposed wall timbers, radiator.

BEDROOM NO. 4

10'7" x 9'11"

Double glazed window to courtyard, spot light fitting, part vaulted beamed ceiling, radiator.

BATHROOM

11'5" x 8'9"

White suite comprising slipper bath with ball and claw feet, hand basin and low flush W/C, tiled walk in shower cubicle, rain head shower, tiled floor, large cylinder and airing cupboard, chrome column radiator.

OUTSIDE

Exterior lighting. Three car parking spaces. Visitor parking. Communal courtyard and garden. DOUBLE GARAGE 23'0" x 21'9", two pairs of double doors. Power and light. Parking for an additional three vehicles in front of the garage.

GARDEN

The garden is lawned with herbaceous borders, enclosed by lush laurel hedging.

SERVICES

Mains water and electricity. Klargester private drainage system.

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.

Management charge: £85 per month.

COUNCIL TAX

Band F.

VIEWING

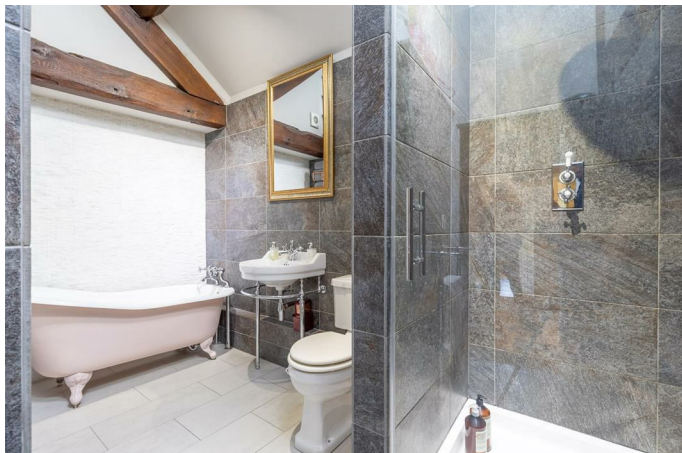
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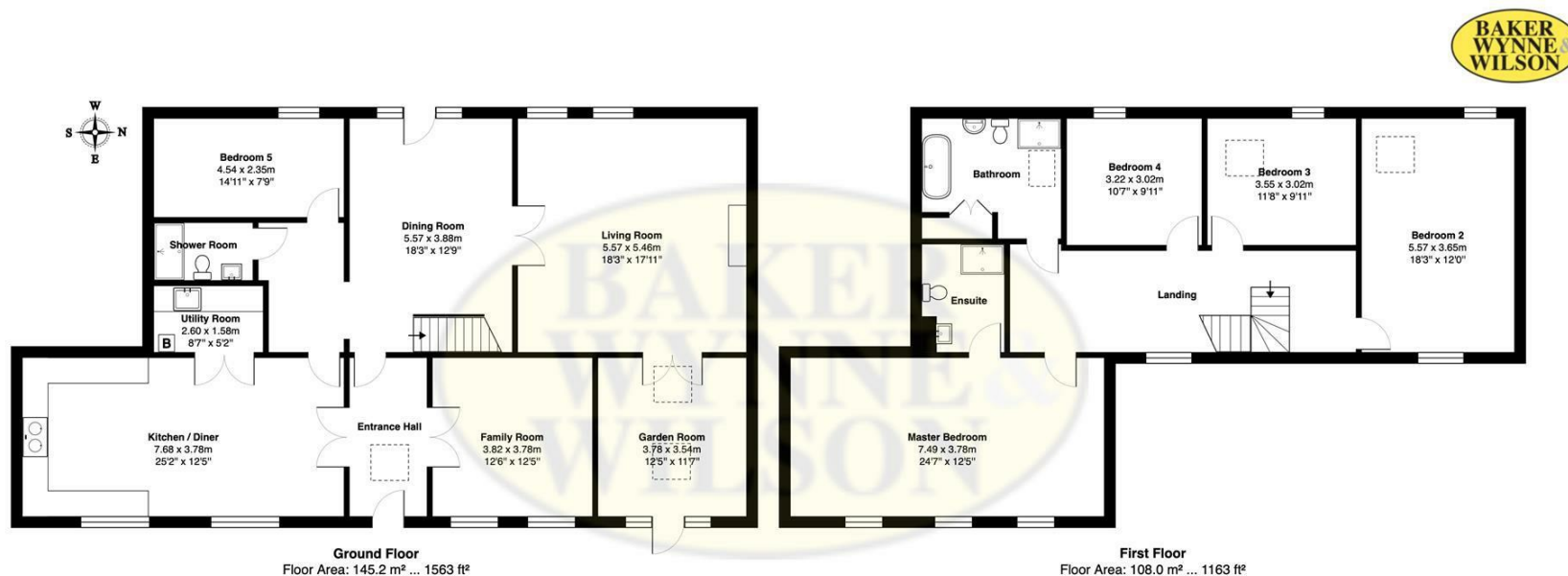
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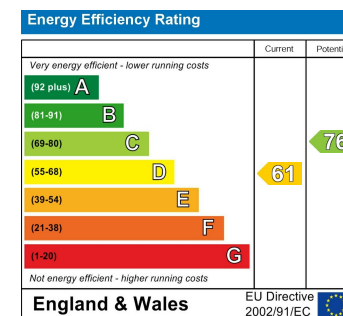




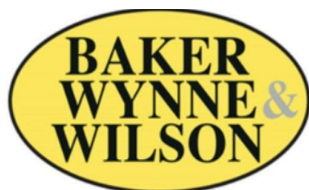
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Approximate Gross Internal Area: 253.2 m² ... 2725 ft²

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property



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