



MISREPRESENTATION ACT 1967.

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3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

Exuding a sublime and elegant blend of character and modernity, the outstanding four/ five bedroom, three bathroom substantial mid section barn conversion boasts extensive gardens covering over a third of an acre, surrounded by beautiful undulating countryside. Viewing highly recommended

### DIRECTIONS

Proceed from the agents Nantwich office to the village of Audlem. At the 'T' junction by the church, turn right into Shropshire Street. Turn left into Green Lane, signed Market Drayton. Proceed to Adderley & turn left into Greenbank continuing over the canal bridge (sharp left) and after a short distance turn left into the private driveway providing access to the barn development (marked by our For Sale board). Bear right whilst continuing ahead, where the garage will be observed on the right hand side and the barn itself is located on the far side of the pleasant courtyard area.

### DESCRIPTION

Exuding a sublime and elegant blend of character and modernity, the outstanding four/ five bedroom, three bathroom substantial and characterful mid section barn conversion on the Cheshire/Shropshire border boasts extensive gardens extending to approximately a third of an acre, surrounded by beautiful undulating countryside with uninterrupted views & approached over a tree lined sweeping driveway. The flexible and extremely well proportioned accommodation briefly comprises; Entrance Hall with full height ceiling. Extensive kitchen diner with central chimney piece & highly attractive double sided wood burning stove. Family Room, all enjoying high ceilings, exposed trusses and purlins. Bedroom Four/Formal Dining Room, Bathroom, Bedroom Five/Office/Playroom, Living Garden Room with wonderful garden views. First Floor Landing, Master Bedroom (suite) One with charming window seat being the perfect spot to enjoy the undulating fields beyond the garden, ensuite shower room, Bedrooms Two and Three. Pleasant driveway approach to the three barns. Garage and carport, gravelled residents parking area. Outstanding larger than anticipated lawned garden to the rear with expansive paved patio, fenced natural pond.

### LOCATION AND AMENITIES

The intimate & exclusive development is situated in open countryside, close to the village of Adderley on the borders of Shropshire and Cheshire. Within Adderley there is a very pretty church, village primary school, village hall and bowling green. Market Drayton provides most everyday needs with supermarkets and shops etc, whilst the nearby village of Audlem has a wealth of facilities being the best serviced South Cheshire village with the Shropshire Union Canal running through it. APPROXIMATE DISTANCES: Audlem 3 miles, Market Drayton - 4 miles, Norton in Hales - 2 miles, Whitchurch - 11 miles, Nantwich - 10 miles, Crewe - 14 miles. M6 motorway 15 miles, Stafford 29 miles, Chester 30 miles, Manchester and Birmingham 50 miles.

### NEARBY AUDLEM

Audlem is an attractive, extremely well serviced award-winning country village, the centre of which is designated as a Conservation Area, well known for its Church dating back to 1279. Audlem has a medical practice, chemist, primary school, play group, three public houses and a range of shops. It is also the location of 15 locks on the Shropshire Union Canal. Approx distances: Nantwich 6 Miles, Crewe 10 miles, Manchester 40 Minutes, Walled City of Chester 26 miles, Newcastle Under Lyme 14 miles, Telford 25 miles, Shrewsbury 25 miles, M6 motorway - Junction 16 - 10 miles. In a county considered as prosperous as Cheshire, a village as well serviced as Audlem may become complacent about the services & facilities it provides but it has demonstrated that it certainly doesn't take its facilities for granted. Annual events in the Village include a Transport Festival, Music & Arts Festival and Open Gardens Weekend. Recent Awards won by Audlem Village: Regional title for North England as well as overall award for Building Community Life (sponsored by DEFRA-Department for Environment, Food & Rural Affairs) in the 2005 Calor Village of the Year. The Village has also won awards for 'Most Vibrant Village in Cheshire' & the 'Building Community Life' title, 'Best Kept Village' in the Cheshire Community Action Awards 2014 and numerous 'Britain in Bloom' awards.

### NANTWICH

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. Nantwich in Bloom in November 2015 was delighted to have once again scooped the prestigious Gold award from the Britain in Bloom competition. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings. The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent trains from Crewe railway station link Cheshire to London-Euston in only 1hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.

### AGENTS NOTE

'Three Oaks Barn' forms an incredibly deceptively spacious part single storey, part two storey, barn conversion of stunning brick construction beneath a tiled roof. The exclusive range of barns, is approached over an extremely attractive tree lined sweeping driveway, shared with only two other barns and the original farmhouse, leading to a pleasant gravelled courtyard area. The country residence offers elegant generously proportioned family friendly accommodation bathed in abundance of natural light & boasting absolutely magnificent & majestic undulating views over the surrounding farmland and countryside beyond. Featuring exposed beams, wall timbers blended with oak and slate floors and warmed by under floor heating to the ground floor, the outstanding high quality property deserves prompt attention.

### THE ACCOMMODATION:-

With approximate dimensions comprises;

### MAGNIFICENT ENTRANCE HALL

An impressive vast entrance hall with full height ceiling. Solid timber painted entrance door, Welsh slate floor with under floor heating, delightful solid oak staircase rising to the first floor, wall light points, under stairs storage area, exposed beams to both the wall & ceiling, sky light window.

### OUTSTANDING KITCHEN DINER

17' x 21'7 (5.18m x 6.58m)

A substantial kitchen diner, of exceptional proportions and boasting wonderful views. The kitchen itself is comprehensively well equipped with an attractive range of soft pale cream coloured fitted wall, drawer and base units with stunning solid wood and corian work surfaces over and inset double Belfast style sink with mixer tap over. Integrated 'Kenwood' cooker, five burner gas hob with stainless steel splash back and extractor hood over. Central island to match units with solid wood worktop. Tiled splash backs, Welsh slate floor with underfloor heating, exposed ceiling beams, space for dining table with two feature down lights over, double sided log burner into lounge, two windows to the front, window to the rear, French doors to the extensive rear patio. Open to the Utility & leading to the Family Room.

### UTILITY ROOM

Attractive range of wall & base units with work surfaces over, tiled splash backs, integrated freezer and space and plumbing for washing machine, and tumble dryer.

### FAMILY ROOM

17' x 20'4 (5.18m x 6.20m)

An outstanding superbly proportioned room, perfect for relaxing in, with oak floor & under floor heating, featuring log burner fireplace with slate hearth and two recesses to the sides, exposed ceiling beams, two wall lights, sky light, two windows to the front - one featuring a charming window seat and additional window to the rear.

### LIVING/ GARDEN ROOM

22' x 16'9 (6.71m x 5.11m)

With oak floor with under floor heating, three windows to the side, a stunning large feature window to the rear with stunning views, French double doors leading to the patio area and two full length windows to the side, exposed feature brick wall and ceiling spot light points.

### BEDROOM FOUR/DINING ROOM

9'5 max x 16'9 (2.87m max x 5.11m)

A versatile room with windows to the front & rear with pleasant outlooks, under floor heating.

### BATHROOM

Sumptuously appointed with a contemporary freestanding bath with waterfall tap, pedestal wash hand basin, low level WC, ceiling spot lights, tiled splash backs, ladder radiator/towel rail, Welsh slate floor with under floor heating and bow window to the side.

### BEDROOM FIVE / OFFICE / PLAYROOM

11'9 x 10'8 (3.58m x 3.25m)

Convenient sliding pocket doors making the space flexible & opening to the hall, with windows and half glazed patio doors to the side elevation, ceiling beam and under floor heating.

### FIRST FLOOR LANDING

With exposed ceiling beams, high ceilings, large storage cupboard and sky light.

### MASTER BEDROOM ONE

22' max x 16'9 (6.71m max x 5.11m)

A luxurious suite featuring four built in double wardrobes, ceiling beams, suspended ceiling spot light points, two feature wall radiators, highly attractive arched window to the rear with pretty window seat enjoying an outstanding view over the garden towards the undulating fields beyond, window to the side and two windows overlooking the patio side, suspended ceiling spotlight points. Dressing area & luxurious Ensuite Shower Room.

### ENSUITE

Fitted suite including a large walk-in shower with glass enclosure and rainfall shower over, low level WC, twin sink units with vanity storage cupboards and drawers beneath, ladder radiator/towel rail, tiled splash backs, window to the side, under floor heating, ceiling spot light points, loft access and extractor fan.

### BEDROOM TWO

9'7 x 16'9 (2.92m x 5.11m)

Two windows to the side elevations, ceiling beams, two wall lights, access to loft storage (over the bathroom) and radiator.

### BEDROOM THREE

11'2 x 10'5 (3.40m x 3.18m)

Exposed ceiling beams, two wall lights, radiator, sky light and window to the side elevation.

### FAMILY BATHROOM

11'11 x 6'4 (3.63m x 1.93m)

Fitted suite that includes a freestanding bath with shower attachments, pedestal wash hand basin, low level WC and large corner shower with rainfall shower over & separate shower attachment. Part tiled walls, tiled floor, two ladder radiators, ceiling spot light points and window to the side elevation.

### EXTERIOR

The stunning sweeping tree lined driveway bordered by fields is a delight to drive along, being an idyllic approach to the magnificent exclusive barns.

There is ample gravelled parking for the barns together with visitor parking, and there is the benefit of a detached carport and garage. Unusually, the barn boasts an extremely impressive & large rear garden extending to approximately a third of an acre of lawn with charming fenced natural pond. The superb paved entertaining terrace is the perfect place to relax, entertain & enjoy the most majestic rural idyllic outlook over the adjoining farmland which seasonally provides the most wonderful & inspiring backdrop to the property. With a well stocked border, barked seating area (which could certainly be utilised as a children's play area), overall the garden space is an incredibly attractive feature of this wonderful residence together with its uninterrupted views of the superb Shropshire countryside.

### EPC RATING : D

### COUNCIL TAX BAND: CONTACT THE AGENT

Shropshire County Council

### SERVICES

All mains water & electricity services are connected (subject to statutory undertakers costs & conditions). LPG gas central heating & private drainage.

NOTE: No tests have 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.

### TENURE

Presumed Freehold with vacant possession upon completion (Subject to Contract).

### VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410 E-mail: nantwichsales1@wrightmarshall.co.uk. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

### SALES PARTICULARS & PLANS

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law. All required questions relating to the property/land should be made by prospective viewers/purchasers to satisfy their own enquiries etc prior to & throughout a sales transaction.

### ALL MEASUREMENTS

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### MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

### FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

\*\* Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further \*\*

For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.