





Antrobus House Farm Barbers Lane

Antrobus, Northwich

A deceptively spacious period semi-detached farmhouse, sympathetically extended and tastefully refurbished and occupying a delightful rural location on the edge of the village with fields to the front and rear.

Council Tax band: F

Tenure: Freehold

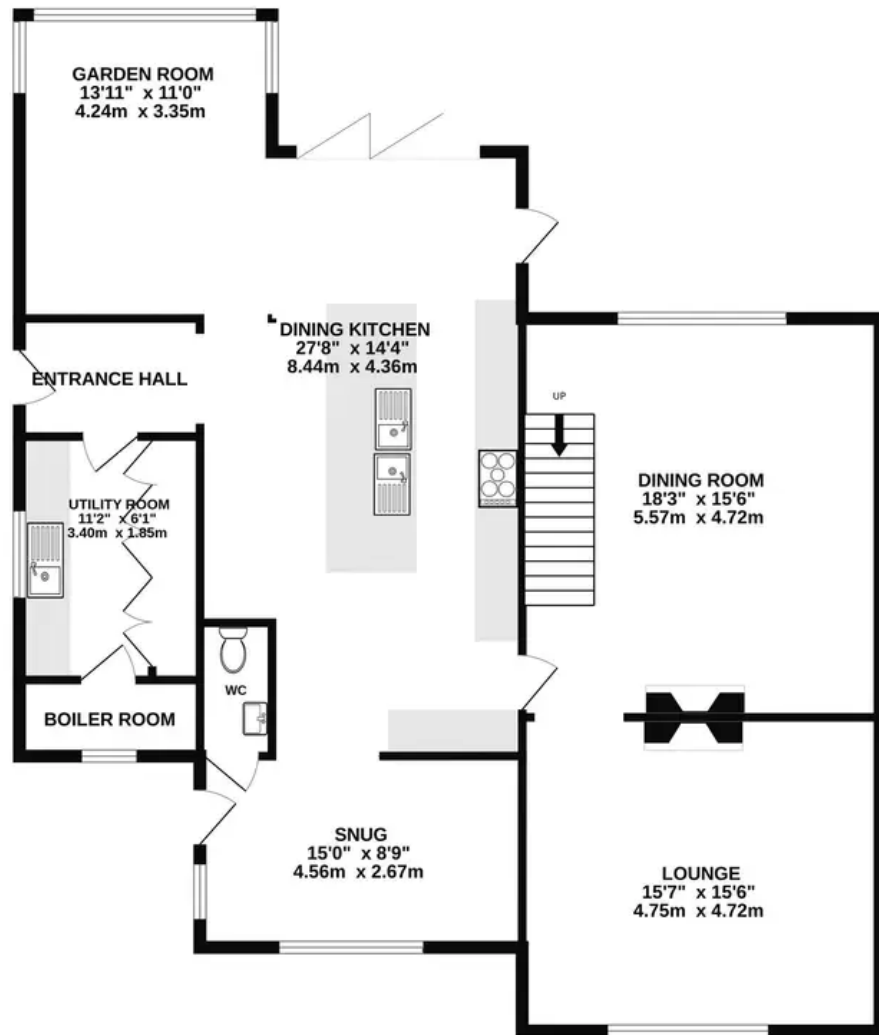
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

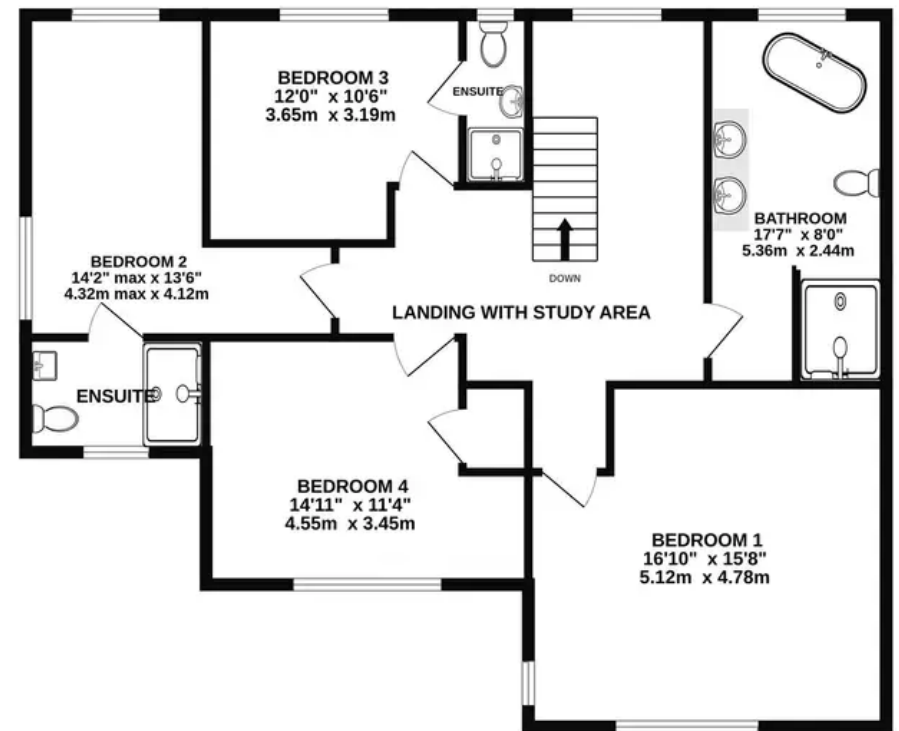
- Refurbished period semi-detached farmhouse extending to approximately 2,500 sq feet
- Open-plan accommodation, presented in excellent order throughout
- 27' kitchen with adjoining oak framed garden room and separate snug
- Formal lounge and dining room with double sided wood burning stove
- 4 bedrooms (2 with en-suite facilities) and stunning main bathroom
- Lovely, private gardens
- Gated, resin-bonded driveway
- Excellent rural location, yet convenient for Knutsford, Northwich and Warrington



GROUND FLOOR
1363 sq.ft. (126.6 sq.m.) approx.



1ST FLOOR
1087 sq.ft. (100.9 sq.m.) approx.



TOTAL FLOOR AREA : 2450 sq.ft. (227.6 sq.m.) approx.

Whilst 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 mis-statement. This plan is for illustrative purposes only and should not 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.



Stuart Rushton & Company

Stuart Rushton & Co, 35 King Street – WA16 6DW

01565 757000

enquiries@srushton.co.uk

www.srushton.co.uk



We are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere. We assume no responsibility for any statement that may be made in these particulars, and they do not form part of any offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. Importantly, it should not be assumed that the property has all necessary planning, building regulations or other consents and we have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.