



**GASCOIGNE
HALMAN**

Burland Green, Burland, Nantwich
£2,095,000.00

THE AREA'S LEADING ESTATE AGENCY



Extraordinary detached barn conversion of 3600 square feet together with superb treble garage annex building of 1700 square feet, the whole set in south west facing grounds of circa 6.5 acre.

Property details

- Exceptional unique property in Burland Green
- Gated tree lined driveway approach
- Set in gardens and grounds extending to 6.5 acres
- High specification detached barn of circa 3600 square feet
- Four bedrooms, four bathrooms, incredible kitchen
- Period features combined with contemporary quality
- Bespoke recent build annex building of circa 1760 square feet
- Treble garage, bedroom, bathroom and open plan living area
- Wonderful rural views, and solar panels installed
- Outstanding presentation both internally and externally



About this property

Comment from Robert Reed.

The English language is full of words that rarely get used. Recently, I came across the word approbation, which means approval and praise. So, it is my wish to tell you about The Drift House, a unique home in Burland that is indeed deserving of the highest levels of approbation.

There is everything to admire here with the setting and lane alone truly impressive, with the 6.5 acres being south west facing in orientation. The location is one of beautiful rural lanes and very few houses whilst the first impression is superb, with a gated driveway leading to a tree lined driveway that sweeps up to the principal residence and annex / treble garage building. The total size of both combined is a little over 5300 square feet.

The main residence has all the modern day buyer wants in terms of layout, with large open plan areas, carefully planned breakout spaces, many period features and a first class specification.

The annex building, created from scratch by the present owner comprises a treble garage and a lavishly appointed one bedroom, one bathroom living area with open plan kitchen living family arrangement. It is a super feature.

Externally is you have ever dreamt of a ride on mower or tractor, your dream is about to be realised! There is in addition beautiful areas specifically designed for al fresco dining and outdoor entertaining.

What a stunning home and setting, I strongly advise a viewing.

For a personal discussion about this unique residence, please contact me or arrange a viewing.



















DIRECTIONS

CW5 8NG

COUNCIL TAX BAND

G

TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East BC

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PRIMARY SOURCE OF HEATING

Oil

PRIMARY ARRANGEMENT FOR SEWERAGE

Private Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Cable

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

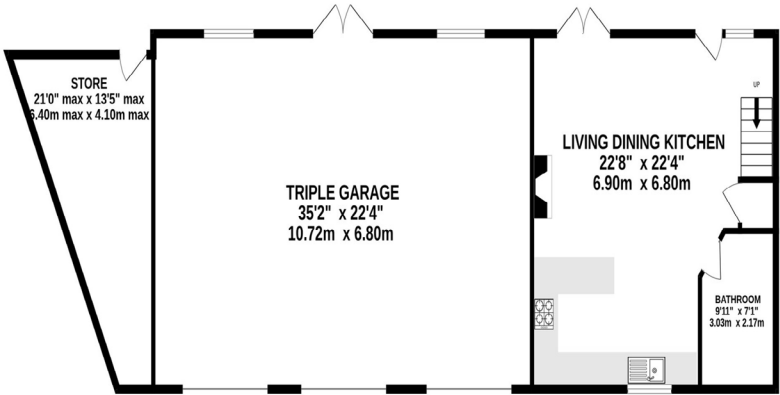
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

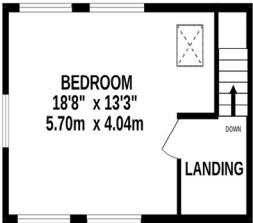
No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR
1460 sq.ft. (135.6 sq.m.) approx.



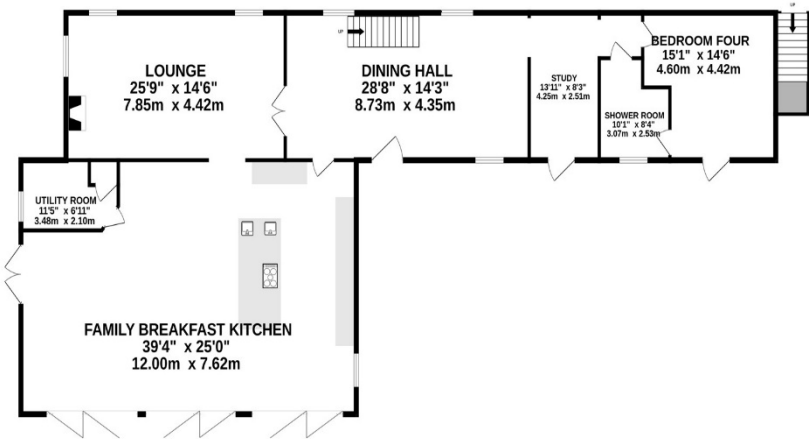
1ST FLOOR
300 sq.ft. (27.9 sq.m.) approx.



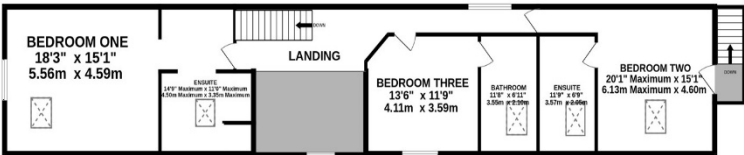
TOTAL FLOOR AREA : 1760 sq.ft. (163.6 sq.m.) approx.

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 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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GROUND FLOOR
2303 sq.ft. (214.0 sq.m.) approx.



1ST FLOOR
1320 sq.ft. (122.6 sq.m.) approx.



TOTAL FLOOR AREA : 3623 sq.ft. (336.6 sq.m.) approx.

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Robert Reed LLB
Gascoigne Halman, Tarporley
robert.reed@gascoignehalman.co.uk
01829 707885 / 07790 582461



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