



'THE BRAMBLES' | 3 BALTERLEY GREEN BARNs | BALTERLEY | CHESHIRE | CW2 5QJ | OIRO £625,000



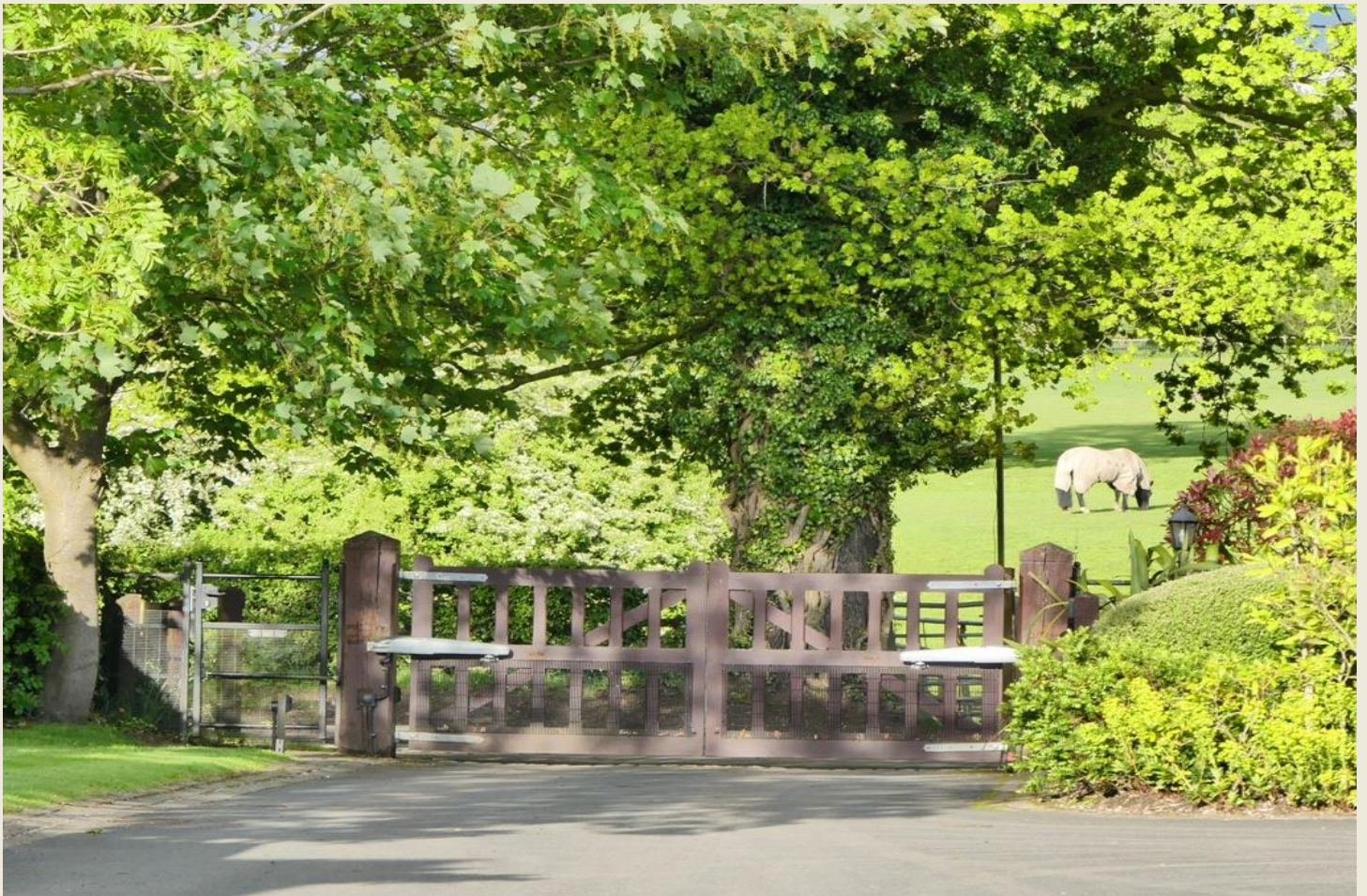
# 'The Brambles', 3 Balterley Green Barns, Balterley, Cheshire, CW2 5QJ

Forming part of an intimate gated semi rural development, impeccably well appointed and boasting beautiful leafy views yet convenient for Nantwich and Crewe all within driving distance for the A500, M6 and mainline railway. The exemplary high specification four bedroom, three bathroom 'T' shaped barn conversion seamlessly blends contemporary luxury with classic character.

Superbly and elegantly appointed and being deceptively spacious with a generously proportioned interior, the outstanding comfortable residence provides flexible accommodation being particularly ideal for home working.

Briefly comprising; Reception Entrance Hall, Dining Room, Living Room, Study/Sitting Room, Expansive Kitchen Dining Family Room with island & impressive full height vaulted ceiling, Utility Room, Shower Room/WC, Stairs to Bedroom Four. First Floor Landing, Master Bedroom One with wonderful high ceiling & exposed beams, Ensuite, Bedroom Two with paddle stairs to 'secret mezzanine', Bedroom Three and Family Bath/Shower Room. Rear enclosed cottage style garden with lawn, patio & planted borders. Attached double garage. Double glazing and underfloor heating throughout the property. Oil fired central heating.





#### DIRECTIONS

Proceed from the Agents' Nantwich office along Hospital Street and continue at the mini roundabout. At the Churches Mansion take the last exit onto London Road. Continue through the traffic lights and at the 'Cheerbrook' roundabout take the last exit onto Newcastle Road. Proceed through Shavington and take the last exit signed Balterley and at the roundabout take the second exit at the Wychwood Park roundabout and turn left signed Balterley. Turn left into Deans Lane and continue to Balterley Green Barns. The main gated entrance will be observed on the left hand side (just after the garage/driveway gated entrance. The property will be observed on your left.

#### BALTERLEY & NEARBY WYCHWOOD PARK

Balterley is a village approx. 6 miles South East of Crewe, close to Betley Village, and conveniently located just off the M6 Motorway at Junction 16 (5 miles). The property is a short distance away from Wychwood Golf Club, an 18 hole picturesque Championship parkland course (Par 72) which is within Wychwood Park. There is the impressive golf course, Club House & a Hotel with conference facilities with a 24 hour on-site manned security service. The course has been beautifully landscaped, designed & developed to European PGA tour standards.



#### NEARBY NANTWICH TOWN

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.





#### ENTRANCE HALL

Entrance door with glazing. Wall light points. Attractive flooring with underfloor heating. Stairs featuring wood and glass rising to the first floor.

#### STUDY / SITTING ROOM (9'6" x 18'1")

An excellent flexible space with attractive french doors to the rear garden. Wall light points. Continuation of the flooring with underfloor heating.



#### AGENTS NOTE

Quality barn conversions are rare, as are beautiful semi rural locations retaining open rural vistas. This incredibly desirable home with its delightful interiors deserves prompt viewing.

#### THE ACCOMMODATION:-

With approximate dimensions, comprises;





#### LIVING ROOM (12'10" x 17'1")

Elegantly appointed the beautifully decorated room enjoys a wonderful view of the garden. Feature ceiling timber work. Wall light points. Refined wooden fireplace and surround with electric stove upon a raised tiled hearth. Double opening glazed French doors to the rear garden with windows to the sides. Continuation of the delightful flooring with underfloor heating.

#### DINING ROOM (18'1" x 9'6")

Wonderfully light and versatile, there is a feature glass block wall. Inset recessed ceiling spotlights. Door to the courtyard to the front of the property with double glazed windows to the sides and continuation of the attractive flooring. Doors to the living room, reception hall and kitchen dining family room.



#### KITCHEN DINING FAMILY ROOM (18'1" x 29'2")

Most certainly offering the 'wow' factor, this outstanding room is sure to entice any purchaser with the extremely high vaulted ceiling with beautiful exposed timber trusses and purlins. Perfect for everyday living and entertaining the truly magnificent space offers ample flexibility and superb storage. The kitchen area itself features chic soft grey painted wall, base and drawer units, overmantel and tiled wall over an electric Range cooker. Breakfast island unit with base cupboards. Black granite work surfaces. Under mounted sink unit with mixer tap. Part tiled walls. Integrated dishwasher, microwave oven, fridge and freezer. Numerous light points. Three double glazed windows. Roof lights. Highly attractive wood effect flooring with underfloor heating. External door. Door to the utility room.







KITCHEN DINING FAMILY ROOM



UTILITY ROOM

Wall and base units with rolled topped laminated work surface with inset stainless steel single drainer sink unit and mixer tap. Extractor fan. Ceiling light point. Part tiled walls. Space and plumbing for washing machine and tumble dryer. Floor standing oil fired central heating boiler. Continuation of the attractive flooring. Doors to the double garage and rear lobby.



REAR LOBBY

An attractive and distinctive space with ceiling light point. External door. Continuation of the flooring. Stunning stairs with feature glass panels rising to the guest suite bedroom two, exposed timber work, understairs cupboard. Door to shower room/WC.







#### SHOWER ROOM

Recently fitted, the contemporary shower room features a ceiling light point. Beautiful part tiled walls. Corner shower with sliding doors and mains shower. Wash hand basin with mixer tap upon cupboard unit and concealed cistern WC. Tiled floor. Underfloor heating.

#### STAIRS RISE TO THE FIRST FLOOR GUEST WING

Recessed ceiling spotlights. Exposed ceiling timbers. Doorway with attractive shaped architrave to bedroom two. Built in storage cupboard.





#### BEDROOM TWO (16'9" x 19'8")

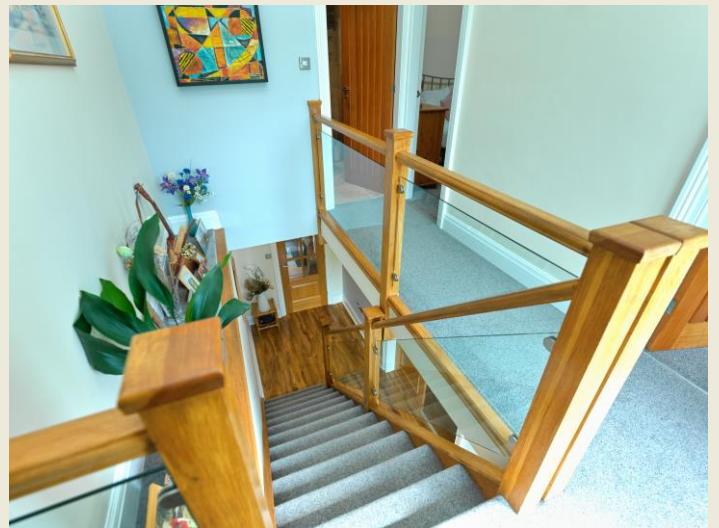
Highly versatile, the present configuration would suit a teenager or dependent relative who requires their own space yet is part of the main property. Generously proportioned there is a seating area with skylights. Recessed ceiling spotlights. Exposed timbers. Double glazed window.

#### ATTACHED DOUBLE GARAGE (19'0" x 20'0")

Two doors. Power and light. Window to side.

#### FIRST FLOOR LANDING

Sky light. Exposed timbers. Ceiling light point. Double glazed double opening doors to Juliet balcony.





**MASTER BEDROOM ONE (11'6" x 18'1")**

An excellent spacious room with impressive vaulted ceiling. Exposed truss and purlins and ceiling beams. Ceiling light point. Exposed feature brickwork. Door to the ensuite.

**LUXURIOUS ENSUITE BATHROOM**

Impeccably well appointed with large bath featuring tiled surround, mixer tap and extendable hand held shower attachment. Skylight. Exposed timbers. Ladder radiator/towel rail. Built in eaves cupboards. Stunning Travertine tiled walls and floor. Low level WC. Wall mounted wash hand basin with mixer tap. Recessed ceiling spotlights.





#### SHOWER ROOM

Superbly appointed having recently been refitted, featuring a large walk in shower with mains shower, chrome ladder radiator/towel rail, double glazed window, pretty exposed wall brickwork detail, extractor fan, recessed ceiling spotlights. Concealed cistern WC. Wash hand basin with mixer tap inset into cupboard unit. Stunning Travertine tiled walls and floor.

#### BEDROOM THREE (9'10" x 8'10")

Recessed ceiling spotlights. Double glazed window.

#### BEDROOM FOUR (9'6" x 8'10")

Recessed ceiling spotlights. Paddle stairs rising to mezzanine area. Sky light.





#### EXTERIOR

The beautiful barn is approached via an electric gated entrance which provides driveway access to the incredibly attractive courtyard with a very pretty shaped lawned area with raised water feature and chipped evergreen planting. The residence will be observed just beyond the feature wall with pretty climbing planting. Paved area with entrance door. The rear garden is utterly charming with richly stocked cottage style borders, lawn with paved pathway and excellent size entertaining and seating patio. Pretty fencing and hedging, climbing plants including Clematis and gravelled area with a fantastic covered dining space. Timber pedestrian gate to the rear brick paved parking area. There is an additional electric gated entrance to the rear providing further vehicular access.

EPC RATING: C

COUNCIL TAX BAND: G

#### MANAGEMENT CHARGE

The management fee is currently approx. £125 pcm. The management fee covers the maintenance of the 'shared' residents areas. Each barn has a 20% share holding in Balterley Green Management Limited and each household has an appointed director (equal share).

#### SERVICES

All mains water & electricity services are connected or available locally (subject to statutory undertakers costs & conditions).

Oil fired 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 & PLAN/S

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.

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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

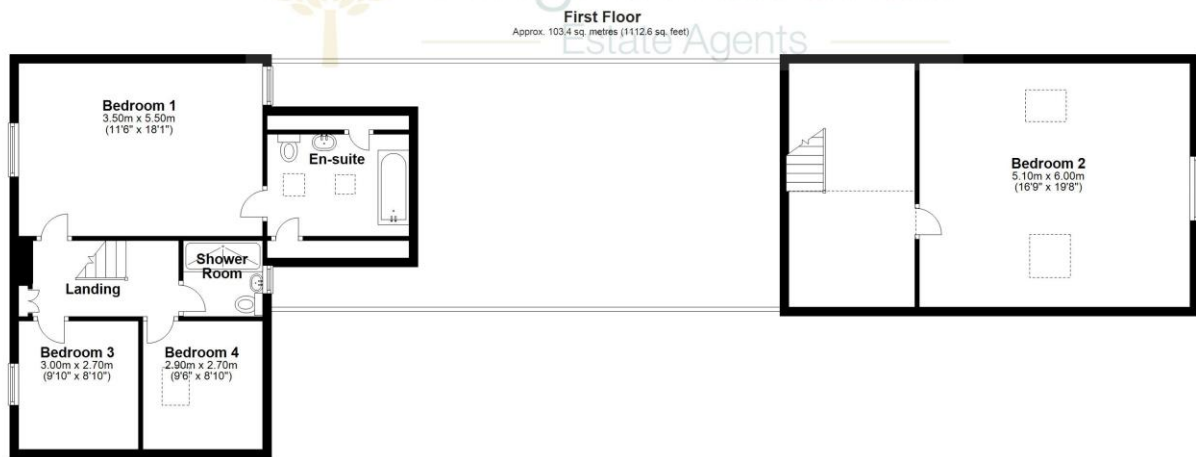
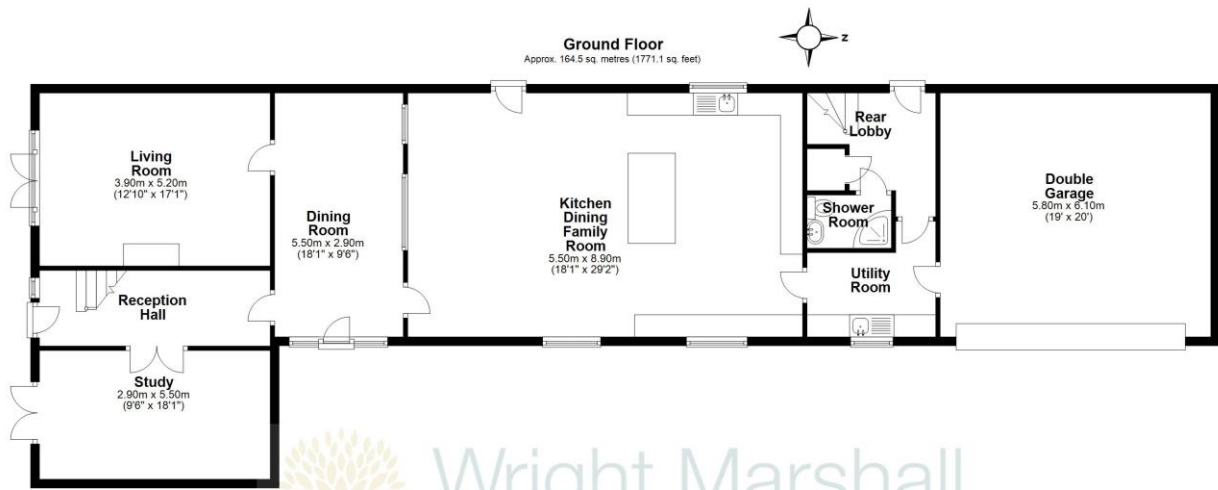
We can help you fund your new purchase with mortgage advice!  
\*\* Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; [nantwichsales1@wrightmarshall.co.uk](mailto:nantwichsales1@wrightmarshall.co.uk), 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.











Total area: approx. 267.9 sq. metres (2883.7 sq. feet)  
**The Brambles**