



'THE MEADOWS' | SNAPE HALL BARN | SNAPE LANE | WESTON | CHESHIRE | CW2 5NB | OIEO £475,000





# 'The Meadows'

Standing in a glorious small enclave of stunning, high specification barn conversions amidst a superb rural setting approached through double electric gates & over a chic impeccably well maintained gravelled courtyard. Boasting beautiful views over fields to the rear beyond the wonderfully lawned & planted garden, the magnificent three double bedroom, two bathroom barn conversion certainly offers a wealth of elegant interiors impeccably designed & much enhanced by the present owner to offer sumptuous & chic accommodation over two floors, enjoying a high degree of natural light throughout. Briefly comprising; Reception Hall, Cloakroom WC, Breakfast Kitchen with integrated appliances including dishwasher, induction hob, wine chiller, full height freezer, double eye level electric oven, separate 60/40 fridge freezer, washing machine/dryer & Quooker instant hot water tap. Glorious Orangery with electrically operated awning (sensor wind control), Living Dining Room. Galleried First Floor Landing, Master Bedroom One with Ensuite Shower Room, Bedroom Two, Bedroom Three, Luxurious Bathroom.

The South facing rear garden is exceptional having been designed by the present owner to great effect. Featuring a lawn with richly stocked shaped borders and a generous patio with a charming painted wooden 'log cabin'. Parking is conveniently situated just in front of the property by the clipped Box hedging, whilst there is ample visitor parking & benefit of a garage with remote electric door, power, boarded storage space and with additional with rear storage. In all the charming property offers a slice of idyllic country life whilst being just a short drive from Nantwich town centre, and is sure to appeal to discerning purchasers looking for an exceptional country home within a secure setting which offers easy to maintain but incredibly beautiful accommodation. Gas central heating (Worcester boiler). Under floor heating to the ground floor.

**AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED**







#### DIRECTIONS

From our Nantwich office continue along Hospital Street. At the roundabout take the first exit onto Hospital Street/A534 and at the next roundabout take the second exit onto London Road/B5074 and continue onto Newcastle Road/A51. At the roundabout, take the fourth exit onto the declassified A500 (signed Shavington) & proceed through the village of Hough to the roundabout. Turn left (signed for Weston) and continue. Turn right into Snape Lane. The entrance to the barns will be located on the left hand side, with the electric double gates a little further ahead with intercom access system.

#### WESTON

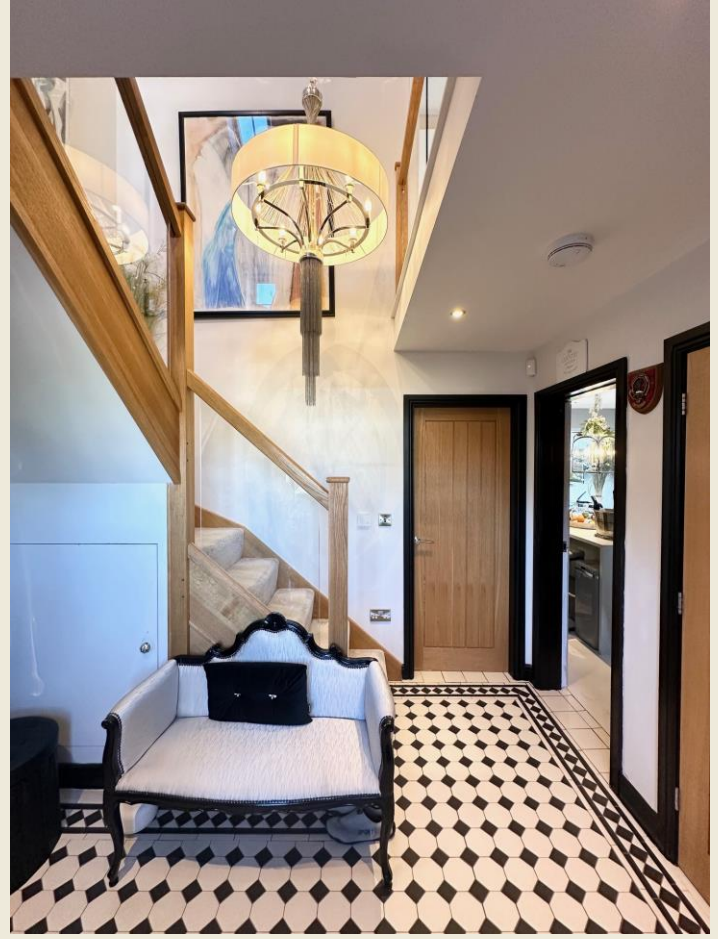
Weston is a popular village with historic pub & range of residential homes. It is also close to Wychwood Park is an outstanding community that sets new standards for living. This is an exclusive community integrating a fine range of new homes with numerous leisure & business facilities. Within Wychwood Park, the impressive golf course not only offers great enjoyment to players, it also enhances the setting & views for the homes themselves. There is a Club House & a Hotel with conference facilities. There is a 24 hour on-site manned security service & residents enjoy social membership of the Golf Club. The course has been beautifully landscaped, designed & developed to European PGA tour standards. Wychwood Park is set in the heart of the beautiful Cheshire countryside, a county renowned for its outstanding landscape, historic towns, gardens & stately homes.



#### 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 1 hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.



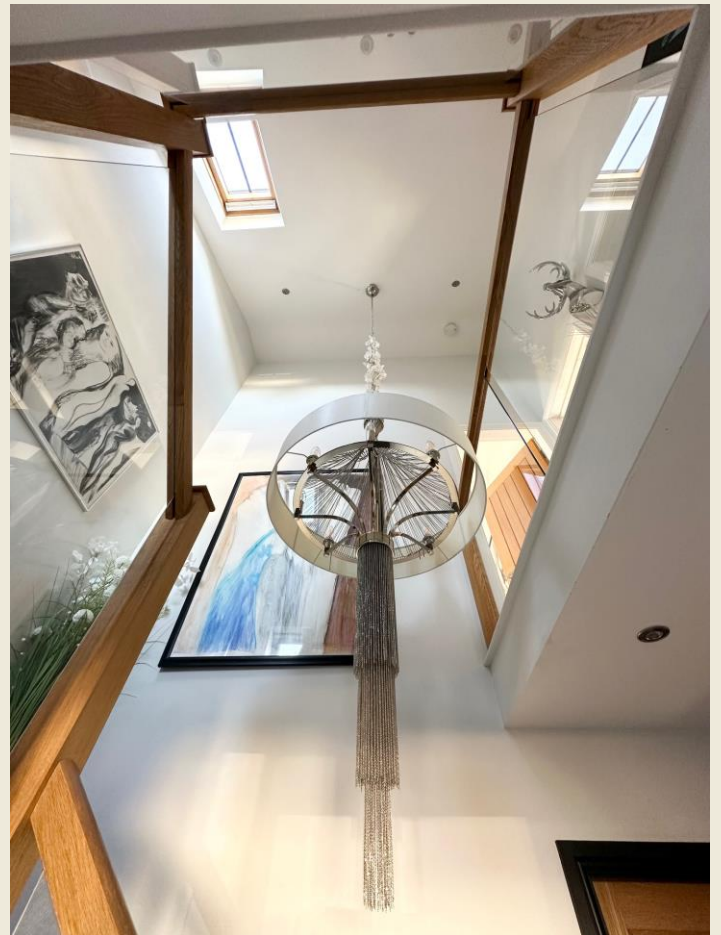






THE ACCOMMODATION:-  
With approximate dimensions, comprises;

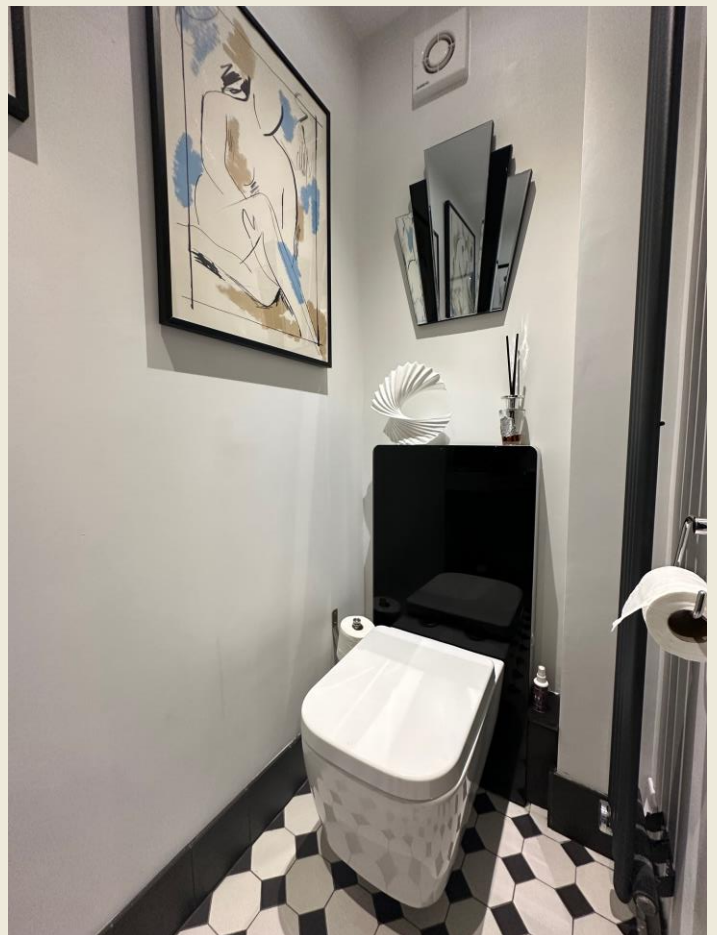
RECEPTION HALL







CLOAKS WC







BREAKFAST KITCHEN (18'4 max x 10'2)











ORANGERY (11'2 x 8'10)







LIVING DINING ROOM







LIVING AREA (18'4 x 11'2)

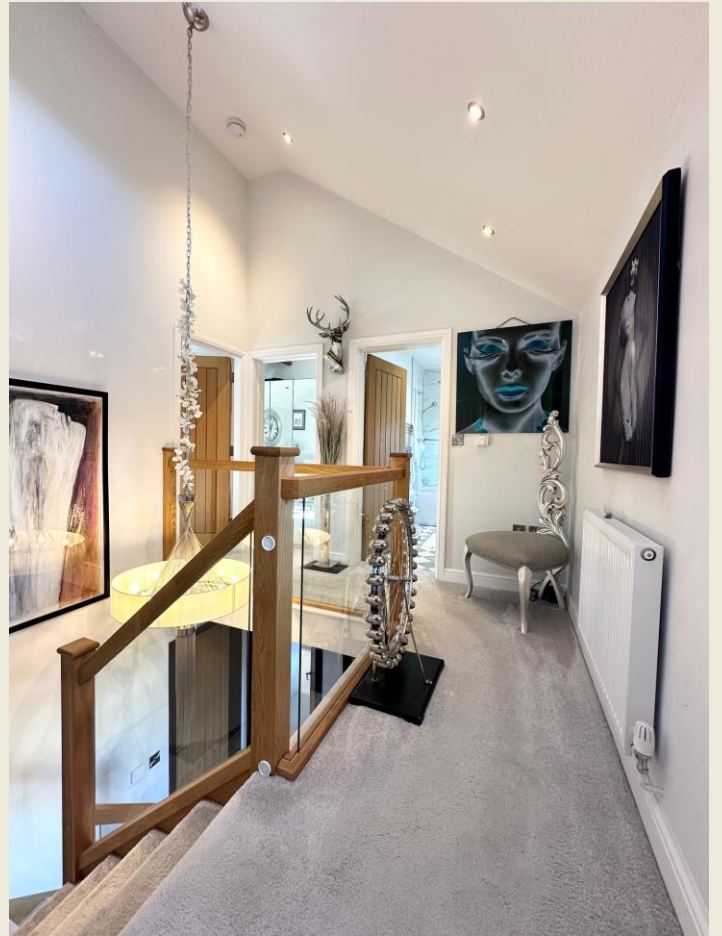
DINING AREA (9'10 x 8'10)







GALLERIED FIRST FLOOR LANDING







MASTER BEDROOM ONE (19'4 x 11'2)

ENSUITE SHOWER ROOM







BEDROOM TWO (12'10 x 10'2)

VIEW TO REAR







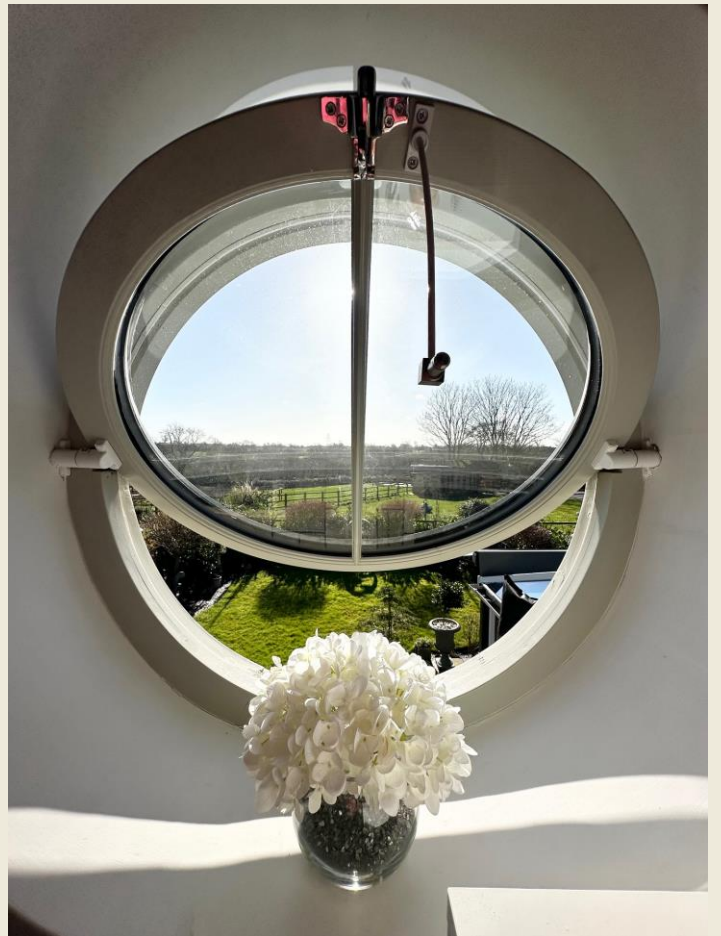
LUXURIOUS BATH & SHOWER ROOM







BEDROOM THREE (9'10 x 9'2)







EPC RATING: D

COUNCIL TAX BAND: D

#### SERVICES

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

Gas fired central heating. Private drainage for Snape Hall Barns (covered by the monthly residents contribution per household of approx £100 - residents run management company).

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](mailto: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.

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#### ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.

#### 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.





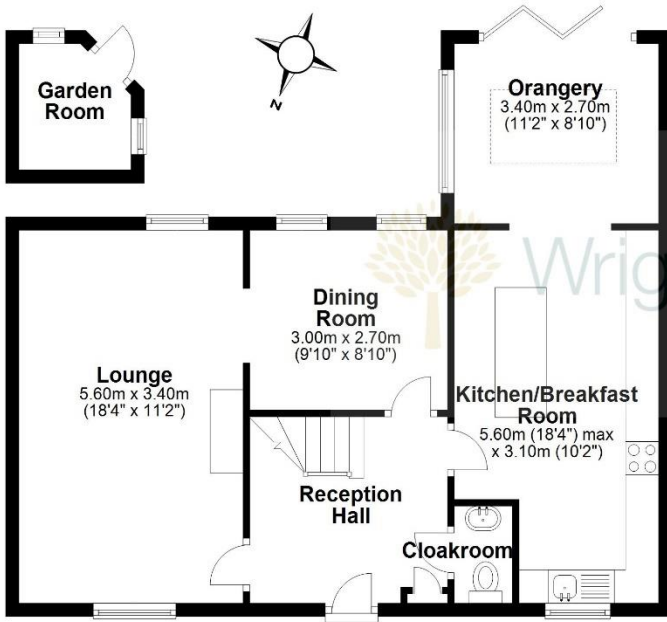






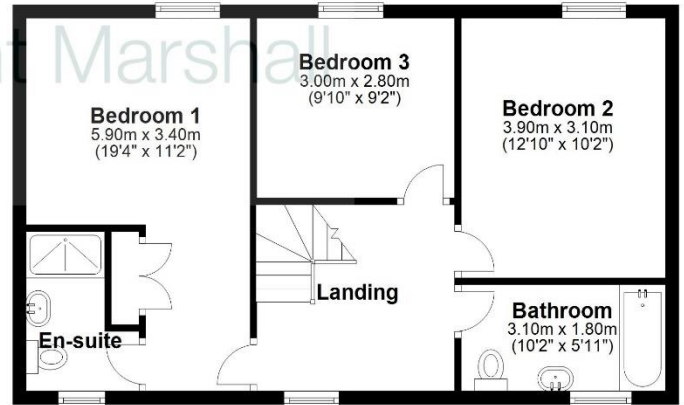
### Ground Floor

Approx. 66.7 sq. metres (718.3 sq. feet)



### First Floor

Approx. 55.5 sq. metres (597.2 sq. feet)



Total area: approx. 122.2 sq. metres (1315.4 sq. feet)

### The Meadows



Wright Marshall  
Estate Agents

Tel : 01270 625410

Wright Marshall

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