



'MOUNT PLEASANT BARNS' | NEWCASTLE ROAD | HOUGH | CHESHIRE | CW2 5JT | OFFERS OVER £760,000



The fine luxurious & wonderfully proportioned newly renovated Four/Five Bedroom, Three Bathroom substantial detached village house is the epitome of contemporary sophistication & sheer quality with the mindfulness of energy efficiency at the forefront of the scheme.

Located in a superb discreet position within a village position, there is much privacy affording the elegant home yet convenience for travel connections and local facilities which make this rare opportunity all the more exciting for prospective and discerning buyers.

The meticulous property which boasts vast accommodation in excess of 2500 sq ft over two floors briefly comprises; Magnificent Reception Hall, Cloakroom, Exceptional Open Plan Kitchen Dining Family Room, Utility Room, Living Room, Bedroom Five (Office/Hobby Room) with Ensuite Shower Room.

Elegant First Floor Landing, Master Bedroom with 'Boutique Hotel' Style Ensuite Shower Room, Bedroom Two, Bedroom Three, Bedroom Four, Luxurious Family Bathroom.

Integral Garage. Solar Panels. Energy Efficient Electric Central Heating & UPVC Double Glazing throughout. The substantial discreetly positioned residence is accessed via timber double opening gates leading to the highly attractive & extremely spacious gravelled driveway providing ample off road parking for numerous vehicles (motorhomes etc if required). The cottage enjoys a generous plot with an excellent size lawned garden featuring a range of specimen shrubs & a fantastic large entertaining patio.

There is an enclosed paved courtyard style area to the rear of the property too.

Though of an excellent size, the gardens & grounds are highly manageable for those who have limited time.

NO CHAIN

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED





DIRECTIONS

From our Nantwich office proceed along Hospital Street passing over the two roundabouts onto London Road. Continue through the lights & at the 'Cheerbrook' roundabout take the fourth exit onto the Newcastle Road. Continue through Blakelow & Shavington continuing past the fuel garage / Asda store proceeding ahead towards the A500. Upon reaching the delightful village of Hough the property will be observed on the right hand side before the pretty village pub.

HOUGH & SHAVINGTON

The pleasant village of Hough is within easy distance of the historic & pretty market town of Nantwich (approx 4 miles). The village has a local public house, The White Hart and also a village hall which hosts local community groups and activities. There is a wide range of facilities located in Crewe (approx 4.5 miles). There is also the benefit of a public bus service with the nearest stop being just by the village hall which provides a service into both Crewe and Nantwich.

The South Cheshire village of Shavington is ideally placed some 3 miles from Crewe with its mainline rail service, and approx 3 miles from the historic market town of Nantwich. Shavington has local shops for day to day needs, doctor's surgery, primary & senior schools and recreational facilities. Shavington Primary School, Southbank Avenue, Shavington, Crewe, Cheshire, CW2 5BP. Tel: 01270 661527, or Shavington High School, Rope Lane, Shavington, Crewe, Cheshire, CW2 5DH. Tel: 01270 661305. The Welsh Marches railway line, the A500 trunk road and Newcastle Road (the former route of the A500), all run East - West through the council parish; the A500 has a junction at SJ707527. The B5071 (Crewe Road) runs North-South from Crewe to Wybunbury. A network of lanes connect the B5071 with adjacent villages; these include Gresty Lane, which runs Westwards to Rope & Willaston; and Weston Lane, which runs Eastwards to Basford and Weston.

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 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.





AGENTS NOTE:-

The property boasts 'green credentials' with electric central heating & solar panels fitted.

THE ACCOMMODATION:-

With approximate dimensions, comprises;

MAGNIFICENT RECEPTION HALL (17'9 x 17'5)

CLOAKROOM



EXPANSIVE OPEN PLAN KITCHEN DINING FAMILY ROOM
(34'1 x 18'8 max)





UTILITY ROOM (9'6 x 9'2)

LIVING ROOM (17'5 x 12'2)





BEDROOM FIVE (OFFICE/HOBBY ROOM) (13'5 x 12'2)

FIRST FLOOR LANDING

ENSUITE SHOWER ROOM





MASTER BEDROOM ONE (17'9 x 13'1)

LUXURIOUS FAMILY BATH & SHOWER ROOM (12'6 x 5'7)

'BOUTIQUE HOTEL STYLE' ENSUITE SHOWER ROOM (12'2 x 5'3)





BEDROOM TWO (13'9 x 12'10)

BEDROOM THREE (18'1 x 9'2)

BEDROOM FOUR (11'10 x 9'6)

INTEGRAL GARAGE (19'8 x 9'6)

EXTERIOR

The substantial discreetly positioned residence is accessed via timber double opening gates leading to the highly attractive & extremely spacious gravelled driveway providing ample off road parking for numerous vehicles (motorhomes etc if required).

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SAP RATING: SUPPLIED

COUNCIL TAX BAND: E

SERVICES

All mains water, electricity & drainage services are connected or available locally (subject to statutory undertakers costs & conditions). Energy efficient electric central heating. Solar panels installed.

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.

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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

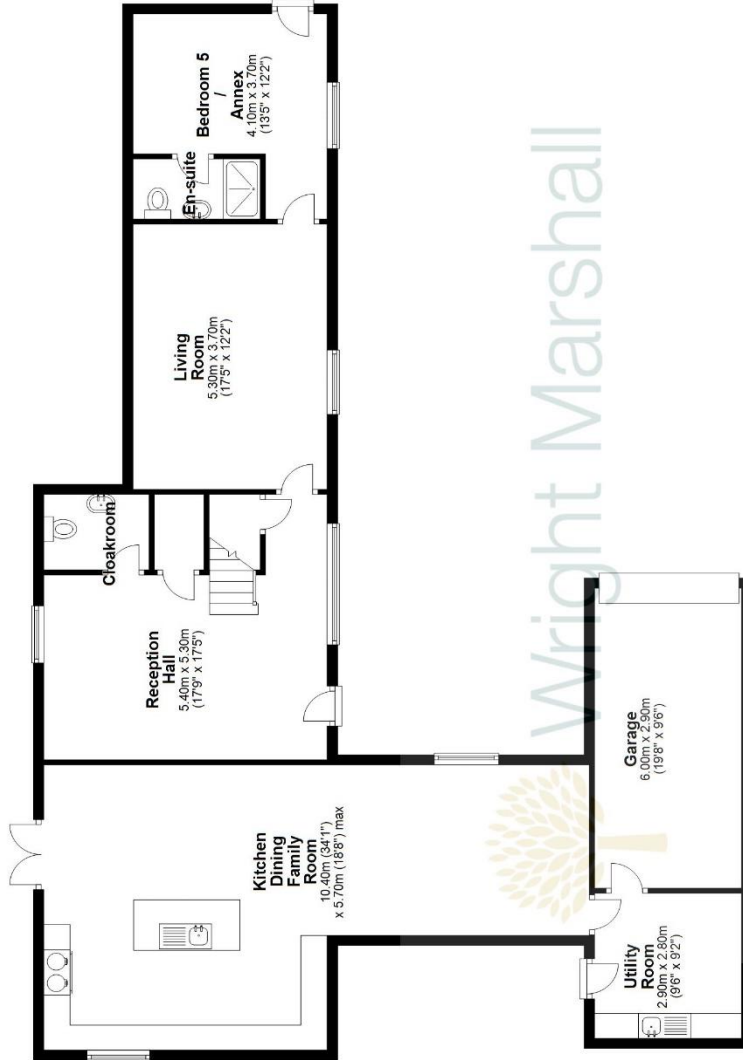
We can help you fund your new purchase with mortgage advice!

** 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, 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.

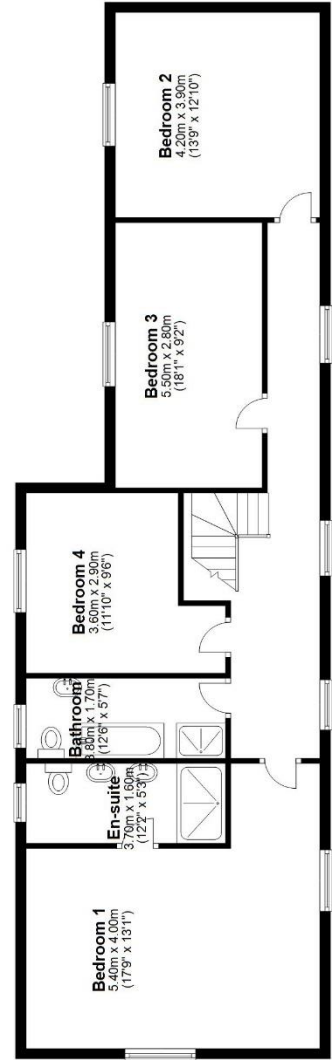


Ground Floor
Approx. 138.4 sq. metres (1489.9 sq. feet)



Wright Marshall

First Floor
Approx. 100.2 sq. metres (1075.5 sq. feet)



Total area: approx. 238.6 sq. metres (2568.5 sq. feet)
Mount Pleasant Barns