



'LANE END BARN' | 1 BROUGHTON FARM, 86 ROPE LANE | WISTASTON | CHESHIRE | CW2 6RQ |  
OIRO £525,000



An outstanding meticulously enhanced & extended country home boasting a magnificent open plan kitchen dining family room with under floor heating & wonderful highly versatile accommodation over two floors exuding sophistication.

This historic property which is discreetly nestled amidst an intimate enclave of high quality conversions & approached via a long pretty driveway was originally built circa 1880, offers a unique blend of character and modern living.

The property boasts immense flexibility with three/four bedrooms & two bathrooms plus the exacting open plan living space which provides a glorious peaceful space in which to relax or indeed entertain.

Spanning across approx. 1380 square feet, this beautiful sympathetically converted end barn conversion offers ample space for comfortable living. The rustic charm of the original building is beautifully complemented by modern amenities, creating a warm and welcoming atmosphere for discerning buyers.

Situated in a tranquil location, this property provides a peaceful escape from the hustle and bustle of city life. The convenience of having gated gravelled parking for several vehicles plus additional space and single garage to the rear ensures that you can easily come and go as you please.

The external space is also extremely pleasant with a lawn, planting & seating area in which to be immersed in the pleasant position overlooking the open fields beyond. EV charger.

Don't miss the opportunity to make this barn conversion your own and experience the beauty of countryside living in this historic gem. Contact us today to arrange a viewing and take the first step towards calling this property your new home.

**AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED**





#### DIRECTIONS

Proceed from the Agents Nantwich office in the direction of Crewe, along Crewe Road itself. Turn right (at the 'Wells Green' traffic lights' by the vets) into Rope Lane. Continue passed the Spar shop on the right continuing ahead towards the bridge. Turn right into the driveway, between 84 and 88, & continue to Lane End Barn.

#### WISTASTON

The property is situated in Wistaston, amidst a variety of varied property types. Local amenities include Doctors' and Dentists' Surgeries, Junior & Senior Schools & Leisure Centre, Local Store and Post Office and a regular bus service between Crewe & Nantwich. A range of schooling facilities are available within the area, also Nantwich, Shavington and Crewe. Crewe main line railway station is approx. 2.5 miles distant, which offers a very good service to the surrounding centres of commerce, and indeed London-Euston (1hr 30min). Easy access is available at Jct.16 and Jct 17 onto the M6 motorway, being approximately 6 miles distance.

#### 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.





THE ACCOMMODATION:-  
With approximate dimensions, comprises;

ENTRANCE HALL



OPEN PLAN KITCHEN DINING FAMILY ROOM (22'11" x 19'1")







UTILITY ROOM & WC (5'11 x 4'11)

SNUG (9'2 x 7'7)





SITTING ROOM / BEDROOM FOUR (13'1 x 8'2)

OFFICE / PLAYROOM (9'6 x 5'11)







FIRST FLOOR LANDING



FAMILY BATH & SHOWER ROOM (8'2 max x 7'3)



MASTER BEDROOM ONE (13'5 x 12'2)

ENSUITE SHOWER ROOM (9'6 x 5'7)





BEDROOM TWO (12'10 x 8'2 max)

VIEW





BEDROOM THREE (10'5 max x 9'6)

VIEW





#### EXTERIOR

Long Tarmcadam driveway leads to the intimate enclave of barn conversions. Lane End Barn boasts extensive gravelled parking to the front with double timber gates opening to the main part walled driveway & property itself providing ample off road parking. The stunning semi rural home enjoys easy to maintain gardens with a lawn, attractive paved patio & pathway, planted border & additional paved patio area. With the backdrop of open fields, the external space is an absolute joy to spend time in.

To the rear of the property in the main small courtyard, there is a good size single garage with up & over door (the garage is far left in the row of three).

EPC RATING: C

COUNCIL TAX BAND: F





#### SERVICES

All mains gas, electricity & water services are connected or available locally (subject to statutory undertakers costs & conditions).  
Private drainage. £25 pcm paid to 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.



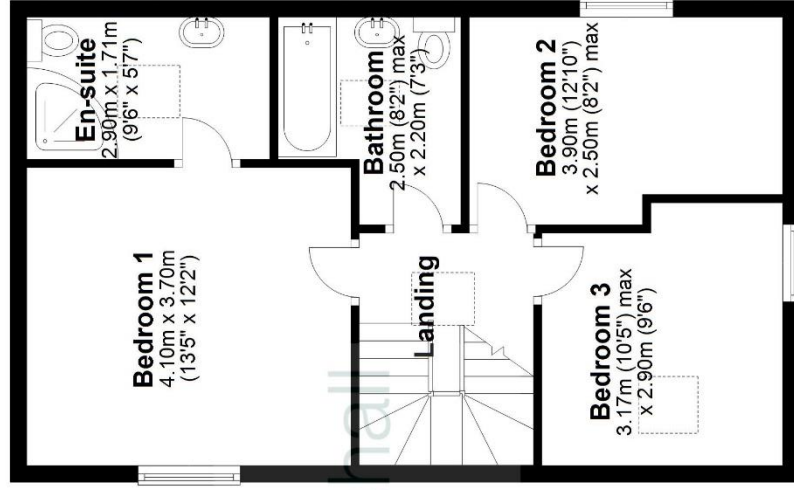
### Ground Floor

Approx. 78.3 sq. metres (843.3 sq. feet)



### First Floor

Approx. 50.4 sq. metres (542.5 sq. feet)



Total area: approx. 128.7 sq. metres (1385.8 sq. feet)

Lane End Barn