



'THE OLD COACH HOUSE' | PARADISE LANE | CHURCH MINSHULL | NANTWICH | CHESHIRE | CW5 6EE |  
GUIDE PRICE £1,000,000



'The Old Coach House' is a magnificent and distinctive five bedroom, three bathroom detached barn conversion (4000sq ft). Immense and beautifully appointed accommodation, exuding quality, character and charm. Delightfully located amidst splendid open countryside yet convenient for both Nantwich and Tarporley. Approached down a private country lane leading to only a handful of properties.

Extensive tarmacadam driveway and additional gravel area to side (additional parking area if required). Detached brick building incorporating double garage, workshop and log store, linked by a driftway access with two large rooms over ( suitable for ancillary accommodation- subject to any necessary consents).

York stone Courtyard leading to the detached residence.

**GROUND FLOOR:** Entrance Porch, Reception hall with wood burning stove and oak staircase to First Floor, Cloaks/ WC, Formal Dining Room, Drawing room with Inglenook fireplace and wood burning stove, Snug with wood burning stove, Kitchen / Diner with AGA, integrated appliances and spacious dining area, Walk in pantry / Wine store, Utility Room, Boot room / Office, Separate WC.

**FIRST FLOOR:** Galleried Landing with seating area, Guest Bedroom (2) with Ensuite Bathroom, Bedroom (3), Bedroom (4), Bedroom (5) - currently used as a Dressing Room, Family Bathroom, Master Bedroom Suite (1) with Dressing Area and Ensuite Shower Room.

UPVC Double Glazing & oil fired C.H.

**EXTERIOR:** The impeccable gardens & grounds provide a glorious space to relax & entertain. Predominantly lawned, there are stunning trees, shrubs & plants within the garden and an extensive paved patio, all adjoining superb open fields. The entrance drive is spectacular as there is so much space for numerous vehicles etc., opening to the amazing courtyard area.

**NO CHAIN - MUST BE VIEWED TO BE APPRECIATED**





#### DIRECTIONS

Proceed from the Agents Nantwich office to Church Minshull village, turning left at the mini roundabout, just beyond The Badger Public House. Continue (signed Winsford) & proceed out of the centre of the village. Turn left inot Paradise Lane & continue, where the property will be observed on the right hand side.



#### CHURCH MINSULL

Church Minshull is essentially rural in character & a picturesque 17th Century black & white Cheshire village which is situated alongside a Roman crossing point on the River Weaver just off the A530 Nantwich to Middlewich Road. Church Minshull makes a delightful base in which to live, whether in retirement, or, if requiring to commute, the village is within easy reach of Nantwich and Crewe both about 5 miles distant. Crewe railway station offers a 1hr 30min Intercity rail service to London Euston. Leighton Hospital is 2 miles. Winsford 4 miles and Tarporley with a full range of village amenities is some 9 miles to the West.

Northwich is 10 miles north and the City of Chester lies some 20 miles to the West. Junctions 16 (South) and 18 (North) on the M6 motorway lies about 10 miles to the East, facilitating commuting to Manchester and The Potteries. Manchester International Airport is less than 1 hrs drive to the north via the M6 and M56 and offers the gateway to Europe and beyond with schedules flights to most major cities of the World.

The Village Church St Bartholomews was rebuilt in 1702 and contains the vault of Field Marshall George Wade - Commander of the Kings Army during the 1745 Jacobite rebellion. John Milton, the poet married Elizabeth Minshull in 1660 who lived opposite the church in one of the oldest surviving properties, Church farm, with its traditional magpie porch jutting out on pillars.

The Badger Inn Public House, built in the 18th Century is located next to the Village Church and offers a wide range of traditional beers, a broad selection of wines, fresh food and accommodation.





#### 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;  
GRAND & SPACIOUS RECEPTION HALL





LIVING ROOM (19'0" x 25'3")



DINING ROOM (12'4" x 18'11")

SITTING ROOM (10'7" x 25'7")





BREAKFAST KITCHEN (17'8" x 18'11")

UTILITY ROOM (7'0" x 12'2")



CLOAKROOM (7'0" x 12'6")

WC

PANTRY (9'9" x 5'10")

GALLERIED FIRST FLOOR LANDING





BEDROOM TWO (19'2" x 23'9")

ENSUITE BATHROOM (6'0" x 10'11")







MASTER BEDROOM (20'6" x 23'9")

UPPER LANDING (12'10" x 9'10")

ENSUITE BATHROOM (5'11" x 8'6")



WALK IN WARDROBE





BEDROOM THREE (18'8" x 9'10")

BEDROOM FOUR (12'10" x 13'5")

BATHROOM (6'6" x 10'4")



EXTERIOR:-

DOUBLE GARAGE (24'2" x 17'5")

STORE ROOM (12'10" x 17'5")

STABLE (12'9" x 9'2")

ATTIC STORE (24'2" x 17'0")

ATTIC ROOM (27'0" x 17'0")



EPC RATING: D

COUNCIL TAX BAND: G

#### SERVICES

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

Oil fired central heating. Private drainage (tbc). 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

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 & 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.

#### 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.

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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

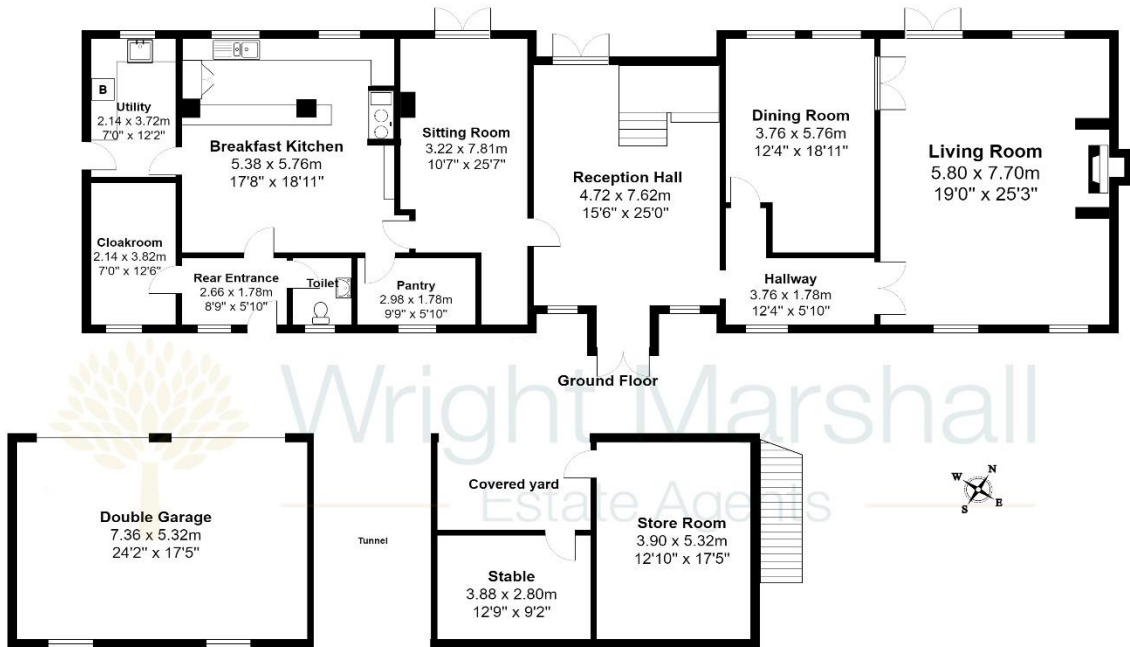
We can help you fund your new purchase with mortgage advice!

\*\* 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.







All measurements are approximate and for display purposes only  
 Total Area: 194.4 m<sup>2</sup> ... 2092 ft<sup>2</sup> (excluding double garage, tunnel, stable, covered yard, store room)  
 The Old Coach House, Paradise Lane, Church Minshull, CW5 6EE- Ground



All measurements are approximate and for display purposes only  
 Total Area: 185.5 m<sup>2</sup> ... 1997 ft<sup>2</sup> (excluding attic store, attic room)  
 The Old Coach House, Paradise Lane, Church Minshull, CW5 6EE- First Floor