



'THE GRANARY' | STATION ROAD | WRENBURY | CHESHIRE | CW5 8HA | OFFERS OVER £550,000





An engaging & incredibly pretty Three Bedroom Semi Detached Barn Conversion boasting outstanding spacious and wonderfully light interiors being discreetly positioned amidst wonderful generous gardens lawned & located in the sought after picturesque village of Wrenbury.

This delightful & charming country home offers three double bedrooms with vaulted ceilings and numerous exposed timbers all of which is perfect for a growing family or those who simply enjoy extra space. Stepping inside, you'll be greeted by the character and warmth that only a barn conversion can offer, with a unique blend of traditional features and modern amenities, creating a truly inviting & relaxing atmosphere.

The stunning country chic accommodation briefly comprises; Entrance Hall with beautiful solid Oak entrance door, Cloaks WC, Family Room, Living Room with stove, Kitchen Diner.

First Floor Landing with fitted storage and study space, Master Bedroom with roll top bath, Bedroom Two, Bedroom Three & Family Bathroom.

Extensive private driveway with exceptional parking provision & with space to erect a garage, if required.

Nestled in a magnificent & enviable position standing in generous landscaped South facing gardens.

The excellent family size home offers the perfect balance of rural tranquility and convenient access to local village amenities including shop, doctors, primary school & railway station.

Enjoy the idyllic countryside views from your doorstep, while still being just a short distance away from the charming town of Nantwich.

**VIEWING IS HIGHLY RECOMMENDED**







## WRENBURY VILLAGE

### DIRECTIONS

From the Agent's Nantwich Office proceed out of town along the A530 Whitchurch Road passing the lake & continue through Broomhall and Sound.

Upon reading the village of Aston turn right into Wrenbury Road past the Bhurtpore country pub and continue towards the village of Wrenbury. Beyond the sharp right hand bend the entrance driveway will be observed marked by out for sale board. (Well before the village train station).

### WRENBURY VILLAGE

The village of Wrenbury is set amidst what is generally regarded as some of the finest countryside in South Cheshire, near to the Shropshire Union Canal. The village itself benefits from a wealth of local amenities which are just a short stroll away including a Shop/Post Office, catering for the educational, recreational and shopping needs of the villagers. This includes a Doctors Surgery & Dispensary, a local Railway Station, great pubs and a Primary School. Alternatively, the towns of Nantwich and Crewe can provide further amenities not available in the village. Wrenbury is conveniently situated in relation to other nearby cities, towns and business centres with Chester, Liverpool and Manchester within commuting distance. The main line railway station is also nearby and the major Crewe Terminal with express line to London Euston (1hr 30min) only 11 miles away.

### 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. 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.



### AGENTS NOTE:-

Planning permission was previously granted for the installation of bifold doors & 2 Velux windows to the ground floor Living Room. Though now lapsed it is likely to gain approval through reapplication.





THE ACCOMMODATION:-

ENTRANCE HALL 15'10 x 7'11 max

CLOAKS WC 5'9 x 4'2





SITTING / FAMILY ROOM 16'0 x 11'11

LIVING ROOM 20'0 x 16'0







KITCHEN DINER 16'10 x 12'10







FIRST FLOOR LANDING 20'10 x 14'11  
With Study Space & Dressing Area (10'0 x 9'6)







MASTER BEDROOM ONE 16'10 x 13'0

VIEW TO FRONT







BEDROOM TWO 12'1 x 9'6

BEDROOM THREE 12'0 x 10'3



FAMILY BATHROOM 6'11 x 5'4







## EXTERIOR

Approached over a driveway leading off Station Road, the sweeping drive leads to the property itself and provides plenty of parking. The vast lawn offers a family friendly space to enjoy whilst a cosy seating space surrounded by lush foliage is a perfect place to while away the hours in the evening around a firepit etc. An additional seating area leads directly from the living room enabling easy access to sit and relax. There are planted large beds and various trees together with hedging to the front border. A large timber painted shed is ideal for storage and there is the potential to build a garage subject to any necessary permissions. The rear of the property offers a pretty part walled cobbled space which is the ideal spot for entertaining too as there is a door leading from the kitchen. In all the exterior is wonderful and whether buyers wish to further cultivate, remain with the existing garden layout or perhaps acquire chickens etc there is certainly ample scope for purchasers to fully enjoy the delights of the generous garden.

EPC RATING: D

COUNCIL TAX BAND: F

## SERVICES

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

Oil central heating. Private drainage. (Septic tank is shared, being located on land owned by 'The Grange').

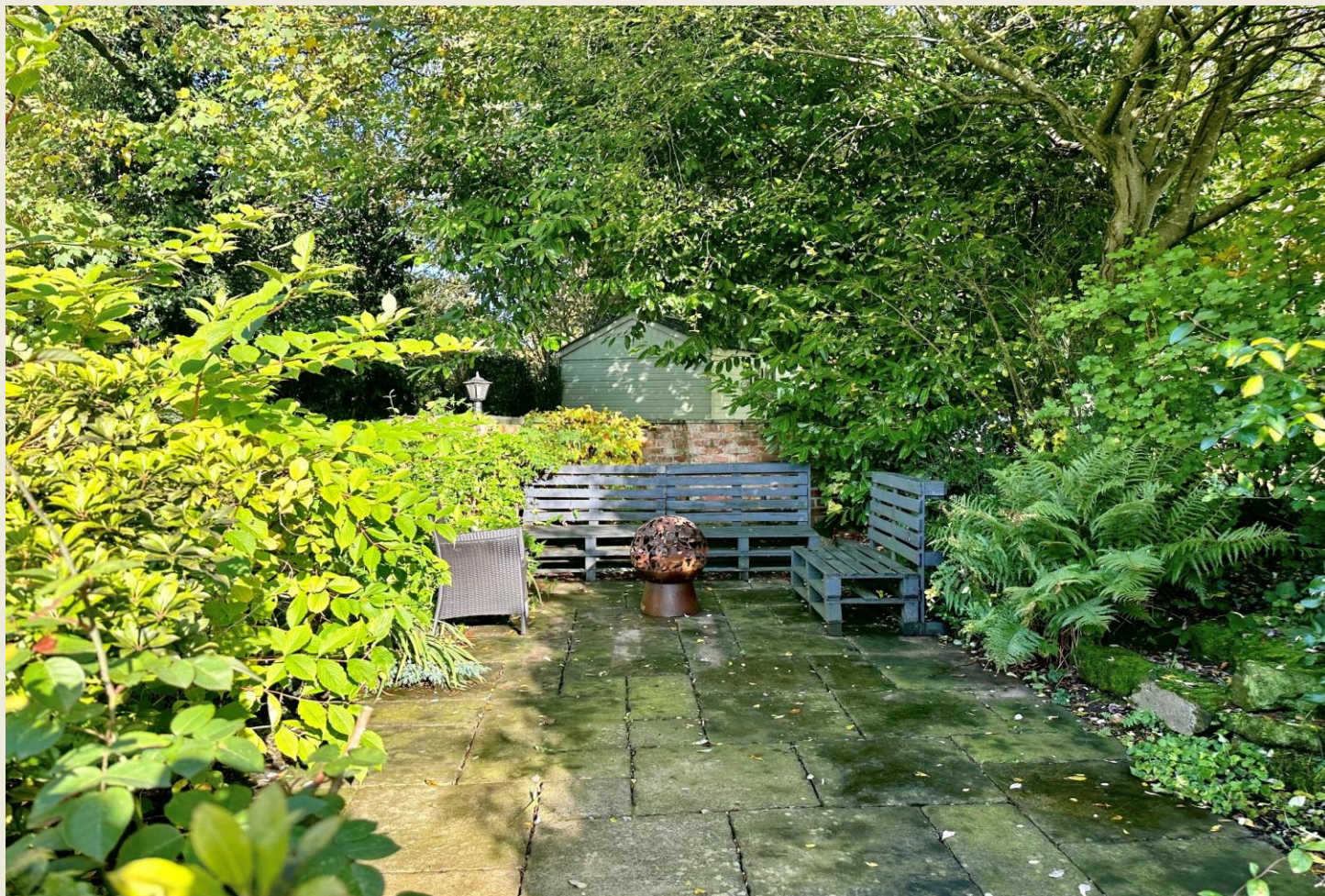
**NOTE:** No tests have been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services.

## 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.

## COPYRIGHT & DISTRIBUTION OF INFORMATION

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the Agent's/website owner's express prior written consent.

## 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!

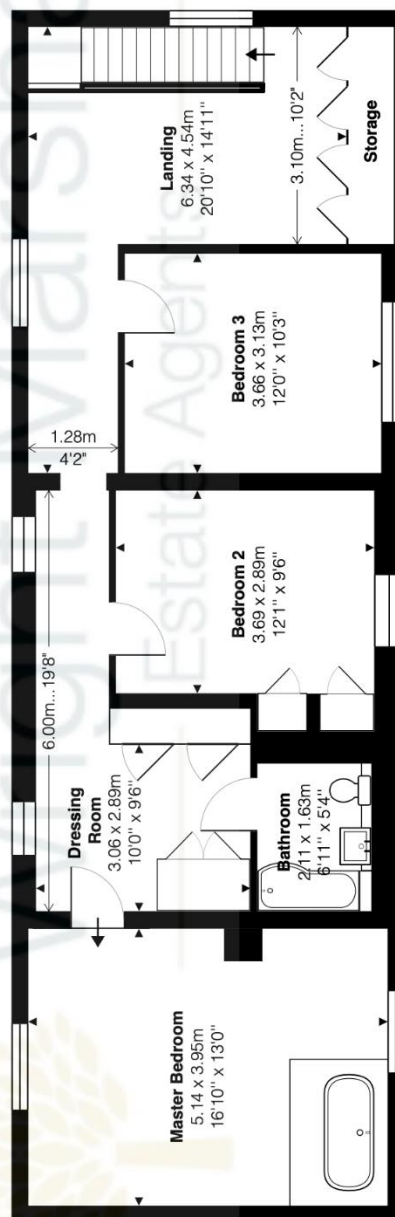
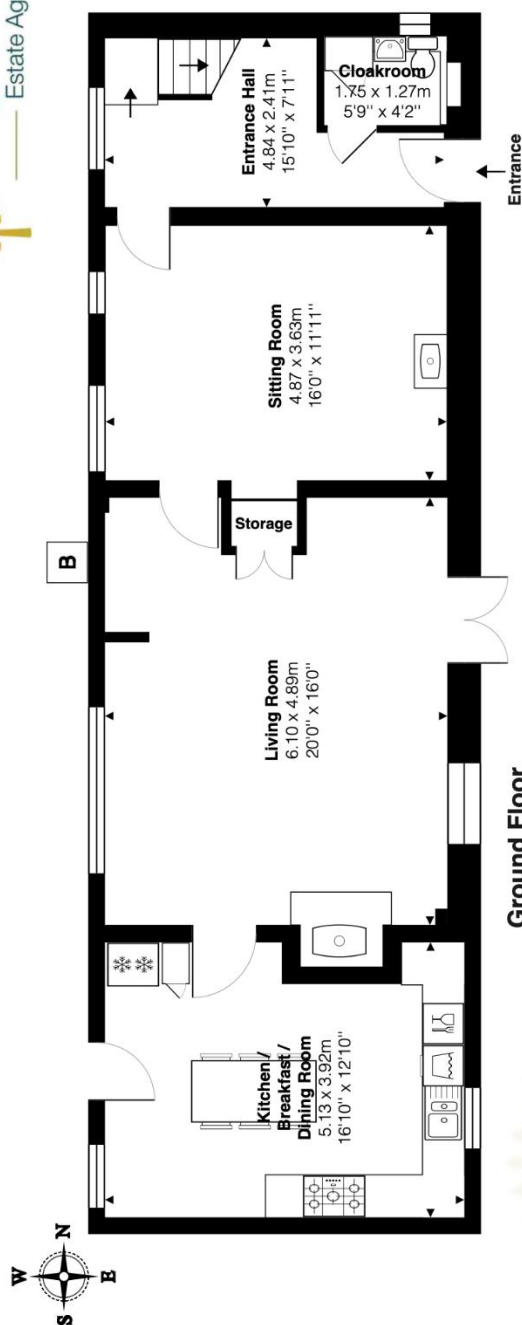
\*\* Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; [nantwichsales1@wrightmarshall.co.uk](mailto:nantwichsales1@wrightmarshall.co.uk), so we 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.









**THE GRANARY, WRENBURY ROAD, WRENBURY. NANTWICH, CHESHIRE, CW5 8HA**

Approximate Gross Internal Area: 167.7 m<sup>2</sup> ... 1805 ft<sup>2</sup>

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.  
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.  
Floor plan produced by Leon Sanceuse from Green House EPC Ltd 2024. Copyright.