



***3 Manor Farm Barns, Long Lane, Wettenhall, Winsford, Cheshire,
CW7 4DN
£600,000***

This impressive four bedroom barn conversion is set in a small development of similar properties of the same kind in the picturesque area of Wettenhall and has an abundance of wealth and charm throughout with a full complement of high specification of fixtures and fittings. In brief the accommodation on offer comprises of an entrance hall, living room, dining room, kitchen diner with a complement of fitted appliances and a central Island, utility room, wc, and bedroom three with en-suite to the ground floor while on the first floor there is the primary bedroom with en-suite, guest bedroom with en-suite, a fourth bedroom and family bathroom. Externally there is delightful garden and communal paddock and a separate garage.

For an internal viewing please contact Coulby Conduct Northwich Office on 01606 352220.

Accommodation

Gated entrance with sophisticated entry system allowing you to open the gates remotely from your mobile phone and converse with those seeking access.

ENTRANCE HALL 7.04m(23'1") x 2.62m(8'7")

Oak staircase in hallway leading to first floor, Oak internal doors, Hive remote central heating thermostat

CLOAKROOM

LIVING ROOM 5.92m(19'5") x 5.69m(18'8") - Living room prewired for surround sound and fitted with a remote control Drop down Sapphire screen. Kef Infinity Speakers, Epson remote control ceiling projector and Yamaha Amplifier available by separate negotiation. Multi fuel log burner on Granite plinth within living room.

DINING ROOM 4.67m(15'4") x 4.04m(13'3")

Oak Doubled Doors, Oak Beams

KITCHEN 8.51m(27'11") x 3.68m(12'1")

Modern base & wall units, range cooker, oak beams, island, kitchen with 2m Bifolding doors leading on too patio area and private rear garden (approximately 132 square metres), access to the utility.

GUEST BEDROOM/HOME OFFICE 4.39m(14'5") x 3.86m(12'8")

One the ground floor, accessing an en-suite shower room

FIRST FLOOR

LANDING

Window, oak beams, oak doors, wall mounted radiator

MASTER BEDROOM 5.05m(16'7") x 4.85m(15'11")

Window to the front elevation, fitted wardrobes, access to the en-suite shower room, wall mounted radiators

BEDROOM 2 3.63m(11'11") x 3.23m(10'7")

Window to the front elevation, wall mounted radiator, access to an en-suite shower room

BEDROOM 4 4.65m(15'3") x 4.04m(13'3")

Skylight window, wall mounted radiator

FAMILY BATHROOM

Externally

Large double garage with electric up and over door, operated from remote fob, further communal / visitor parking available, private rear garden, communal paddock

SERVICE CHARGE Each resident (eight in total) is part of the Manor Farm Barns residents association. Each resident contributes circa £100 per month for communal gardens, electricity, water and public liability insurance.

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose.

Whilst these particulars have been prepared in good faith and are believed to be correct, they are intended for the general guidance only of prospective Purchasers and should not be founded on under any circumstances. All measurements are approximate and the property is sold in its present state of repair.

Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

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