



2 Town House Barns, Rushy Lane, Barthomley CW2 5PB



An exceptional three bedroom conversion by Specialist Developer 2019/20. Re-roofed, new windows, internal walls, electrics, insulation so cheap to heat, fixtures and fittings. Buildings Regs/Architects certificate. Extensive parking/garage and good sized garden. Fantastic views. With superb living accommodation, three double bedrooms, en-suite and bathroom. Viewing highly recommended.

- Set in glorious countryside with an extensive and stunning rural vista
- An empathetically created bespoke home for discerning owners
- A development of 7 barns and a farm house previously owned by the Duchy of Lancaster
- In a most convenient location for the M6 motorway, Crewe railway station and for a choice of airports
- Attractive and inviting ground floor living space
- Fully appointed kitchen with excellent cupboard space and a superb range of integrated appliances
- Partially vaulted first floor with exposed Oak beams and trusses
- Grand master bedroom with luxurious en-suite, two further double bedrooms and bathroom
- Garaging, beautifully landscaped gardens with flower borders and many feature specimen trees plus multi-use vegetable, herb and pollinator plant beds as desired
- Surrounded by backdrop of fields and in the those beyond the gardens Northern and Eastern boundaries, the sylvan splendour of mighty oaks

Agents Remarks

This stunning rural retreat is situated in a lovely tranquil location, converted in recent years by specialist renowned local developers. The property stands in the corner of a courtyard with attractive aspects over the courtyard area and outstanding far reaching views from the gardens which extend to the North and East elevations. The property benefits from a garage and parking for 3 to 4 cars with additional visitor parking. It is situated in an idyllic position nearby to Englesea Brook and Barthomley with Alsager within a short distance as is junction 16 of the M6 motorway.



Property Details

An impressive drive approaches the property along a private road off the lane and continues to the development. Follow the gravel road passing the garages on your left and continue ahead. The rear of the property is the last on the left hand side from where it is best viewed and the scenery can be fully appreciated. The property enjoys outstanding far reaching rural views over open undulating countryside and to hills in the distance, Red Hill monument and Mow Cop. A large gravel parking area stands at the rear elevation of the property with an Indian stone paved path leading through large lawned and landscaped garden. A high quality composite door with double glazed panel leads to:

Kitchen 16' 2" x 11' 4" (4.94m x 3.45m)

Comprehensively equipped with a superb range of shaker style base and wall mounted units, tall cupboards, twin built-in Prima electric ovens, four ring induction hob with attractive filter canopy over, integrated microwave, single drainer one and a half bowl Belfast sink with mixer tap, integrated dishwasher, peninsular dining counter with high quality butchers block Oak working surface and Oak upstands, attractive tiled flooring with underfloor heating, integrated fridge and freezer, pantry and broom cupboards, recessed ceiling lighting and open access leads to:

Lounge and Dining Room 18' 0" x 20' 6" (5.48m x 6.26m)

A glorious room with outstanding aspects over open countryside, double glazed windows to East elevation, lovely views to the North elevation via wide double glazed doors with double glazed side panels to an extensive private Indian stone patio, gardens, fields and countryside beyond, underfloor heating, recessed ceiling lighting and a handsome Oak door leads to:

Reception Hall 14' 1" x 5' 10" (4.29m x 1.79m)

With attractive porcelain tiled floor with underfloor heating, a high quality composite door to courtyard, Oak and glazed staircase ascending to first floor, understairs cupboard and an Oak door leads to:

Cloakroom

With vanity wash basin, WC, half tiled walls, porcelain tiled floor with underfloor heating, recessed ceiling lighting, illuminated mirror and extractor fan.

High vaulted and beamed First Floor Landing 9' 3" x 9' 6" (2.83m x 2.89m)

With radiator, double glazed hayloft window with fitted blind overlooking courtyard, vaulted ceiling with exposed ceiling beams, recessed ceiling lighting and a versatile space ideal for office area.

Inner Landing

With partially exposed King trusses and an Oak door leads to:

Large Walk-In Linen Cupboard

With exposed beams, pressurised cylinder system and Worcester LPG gas fired central heating boiler.

From the Landing an Oak door leads to:

Master Bedroom 11' 8" x 18' 8" (3.55m x 5.69m)

Superbly appointed with a vaulted ceiling incorporating exposed King truss and ceiling beams, range of fitted wardrobes incorporating railing



and shelving, double glazed window to North elevation providing lovely far reaching views, radiator and an Oak door leads to:

Contemporary En-Suite Shower Room 9' 10" x 6' 2" (3.00m x 1.87m)

Impeccably appointed with a large fully tiled walk-in shower enclosure incorporating full height screen and overhead shower, porcelain tiled floor, half tiled walls, recessed ceiling lighting, exposed ceiling beams, vanity wash basin, chrome towel radiator, illuminated mirror-fronted cupboard and extractor fan.

Bedroom Two 8' 6" x 7' 3" (2.59m x 2.22m)

With partially exposed beam, double glazed hayloft window to East elevation incorporating fitted blind and radiator.

Bedroom Three 8' 5" x 8' 11" (2.56m x 2.71m)

With partially vaulted ceiling incorporating exposed ceiling beam, fitted wardrobe, double glazed hayloft window to East elevation incorporating fitted blind and radiator.

Bathroom 8' 4" x 6' 8" (2.55m x 2.02m)

Attractively appointed with tiled panel bath incorporating shower screen, tiled walls, tiled floor, wall mounted chrome towel radiator, WC, enamel sink upon Oak plinth with cupboard beneath, overhead heritage roof light with fitted blind, partially exposed beam, recessed ceiling lighting, illuminated mirror fronted cupboard and extractor fan.

Externally

The property benefits from superlative views and surrounding aspects. It has a large private patio area, extensive lawns and beautiful flower beds and border plantings complimenting the specimen trees. A paved path leads from the parking area to a delightful garden area with raised vegetable plots, flower beds and borders. A paved path leads from the parking area to a delightful garden area with raised vegetable plots, flower beds and borders.

Garage

With an electric up and over door, light, power, part boarded for useful eaves storage and an electric charging point is available.

Tenure

Freehold.

Services

LPG gas, mains water and electricity and shared sewage treatment plant (not tested by Cheshire Lamont). Sky TV and full fibre broadband.

Directions

Proceed out of Nantwich along London Road, over the traffic lights and continue to the roundabout. Take the third exit onto the Shavington Bypass A500 and continue over



each roundabout. At the fourth roundabout for the M6 take the first turn on your left B5078 towards Alsager. Take first left towards Barthomley and follow the road to the right at the White Lion Pub, past two red brick semi detached houses on your right and then take the first right turn, marked by our For Sale board. Proceed for 1/4 mile and the track becomes stone as you reach the Barns. Follow the track to the right and then left past the garages. The parking area for Number 2, the gardens and the path to the rear door are where the stone road reaches its end.

While every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, windows, doors and other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given. Made with iDesign-02022

| Energy Efficiency Rating | | Current | Potential |
|--------------------------|---|---------|-----------|
| (105-155) | A | | |
| (81-104) | B | | |
| (61-80) | C | | |
| (41-60) | D | | |
| (21-40) | E | | |
| (1-20) | F | | |
| (1-20) | G | | |

Not energy efficient - higher running costs

England, Scotland & Wales

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