



“Orchard Barn”, Ley Ground Farm, Bridgemere CW5 7PX





A superb barn conversion of exceptional character standing in extensive gardens and grounds within delightful countryside nearby to Doddington Lake affording attractively designed, appointed and presented accommodation of significant appeal. Viewing highly recommended.

- A highly attractive barn conversion of supreme character
- Standing in extensive gardens and grounds to 0.75 of an acre
- In outstanding South Cheshire countryside within a highly sought after location
- Appointed and presented throughout to the highest of standards
- Incorporating a superb blend of original period character and modern features
- Nearby to sought after facilities and Doddington Lake
- Attractively arrayed, spacious accommodation extending to over 2000 sqft
- Four reception rooms, kitchen, utility room and cloakroom
- Master bedroom with dressing room and ensuite, bedroom two with en-suite, two further bedrooms and family bathroom
- Driveway, garaging and detached brick garden building

#### Agents Remarks

Orchard Barn stands in delightful gardens and grounds to 0.75 of an acre and provides lovely accommodation of immense character and appeal within stunning surroundings nearby to Bridgemere Primary School and the villages of Wybunbury, Betley, Woore, the historic market town of Nantwich, Crewe Railway Station and Junction 16 of the M6 Motorway are all within easy reach.

#### Property Details

An Oak effect uPVC double glazed door allows access to:

#### Entrance Hall

With radiator and an Oak door leads to:



**Utility Room 7' 10" x 4' 10" (2.39m x 1.47m)**

With Oak wall mounted units, granite working surface, underslung sink unit with mixer tap, tiled floor, Heritage roof light, plumbing for washing machine and space for tall fridge freezer.

**Open Plan Family Dining Kitchen**

**Kitchen 11' 1" x 11' 6" (3.38m x 3.50m)**

With a superb range of Johnson and Johnson Oak fronted units comprising cupboards and drawers, granite working surfaces, under cupboard lighting, wine rack, underslung sink with mixer tap, integrated tall fridge, granite topped kitchen island incorporating cupboard and drawers beneath, space for range cooker, extractor hood, vaulted beamed ceiling, downlighters, tiled floor, radiator, uPVC double glazed window, two Heritage roof lights and open access leads to:

**Dining/Family Room 18' 7" x 11' 6" (5.66m x 3.50m)**

With tiled flooring, recessed ceiling lighting, ceiling beams, Oak effect uPVC framed double glazed door to rear elevation with full height uPVC double glazed windows to either side, radiators and an Oak door leads to:

**Dining Hall 8' 10" x 22' 10" (2.70m x 6.96m)**

With ceiling beams, two uPVC double glazed windows to rear elevation, full height uPVC double glazed window, two radiators and double doors lead to:

**Drawing Room/Lounge 16' 0" x 16' 8" (4.87m x 5.07m)**

With an Inglenook fireplace within reclaimed brick surround incorporating a Clearview multi-fuel stove upon stone hearth with reclaimed Oak mantle over, two full height uPVC double glazed windows to rear elevation, two uPVC double glazed windows to front elevation, double glazed Oak framed door to side elevation, ceiling beam, recessed ceiling lighting and two central heating radiators.

From the Dining Hall an Oak door leads to:

**Study/Snug 9' 5" x 9' 10" (2.87m x 2.99m)**

With a uPVC double glazed window, recessed ceiling lighting and radiator.

From the Dining Hall open access leads to:

**Inner Hall 9' 5" x 8' 10" (2.87m x 2.70m)**

With a spindle staircase ascending to first floor landing, exposed beams and roof trusses, under stairs store cupboard, Oak door to airing cupboard incorporating pressurised hot water system, Heritage roof light, two central heating radiators and an Oak door leads to:



### Cloakroom

With WC, wash hand basin, tiled floor and radiator.

### Master Bedroom 10' 11" x 16' 8" (3.34m x 5.07m)

With full height uPVC double glazed window enjoying views over gardens, open countryside and woodland beyond, Heritage roof light, exposed beams and roof trusses, two radiators and a door leads to:

### Dressing Room 8' 2" x 5' 10" (2.49m x 1.78m)

With exposed roof trusses, beams and radiator.

### En-Suite Shower Room 8' 6" x 5' 10" (2.59m x 1.78m)

With wash hand basin, WC, fully tiled shower cubicle with shower, tiled floor, shaver point and chrome towel radiator.

### Bedroom Four 8' 10" x 11' 4" (2.70m x 3.46m)

With exposed beams and roof trusses, Heritage roof light and radiator.

### Bathroom 6' 0" x 9' 10" (1.82m x 2.99m)

With panelled bath, wash hand basin, WC, fully tiled shower cubicle with shower, tiled floor, recessed ceiling lighting, Heritage roof light, shaver point and radiator.

### Bedroom Three 8' 10" x 11' 2" (2.70m x 3.40m)

With exposed wall timbers and beams, uPVC double glazed porthole window and radiator.

### Bedroom Two 12' 3" x 11' 6" (3.74m x 3.50m)

With ceiling beam, uPVC double glazed window, Heritage roof light, feature Cheshire brick wall arch, two built-in double wardrobes, recessed ceiling lighting, radiator and a door leads to:

### En-Suite Shower Room

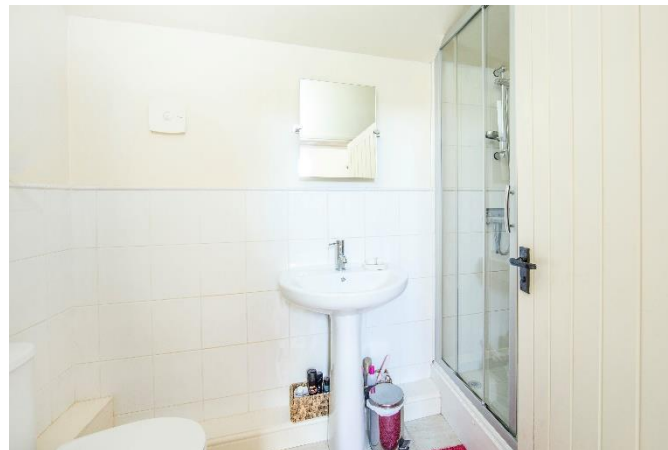
With WC, wash hand basin, tiled double shower cubicle with shower, tiled floor, shaver point and radiator.

### Externally

The barn stands in delightful open lawned gardens extending overall to 0.75 of an acre with open fields beyond. A driveway leads through an attractive gateway to a private drive providing generous parking facilities and leads further to an Oak framed garage and carport. The gardens are bordered by picket fencing and adjoin open countryside enjoying attractive views. There is a superb established orchard incorporating an abundance of fruit bearing trees including plum, cherry, apple, greengage and nut. A 8ft x 6ft timber garden shed and oil fired central heating boiler stands within the grounds.

### Garage 18' 1" x 11' 6" (5.52m x 3.50m)

With remotely operated door, power, lighting, inside and outside water supplies.



### Adjoining Carport

A carport stands to the side of the garage.

### Outbuilding 24' 6" x 13' 0" (7.47m x 3.96m)

The property also boasts a period brick-built, tiled roof detached farm building. This building is considered ideal for a number of uses and has historically had full planning permission for conversion to ancillary accommodation.

### Tenure

Freehold.

### Services

Private drainage, oil fired central heating and mains water and electricity (not tested by Cheshire Lamont).

### Viewings

Strictly by appointment only via Cheshire Lamont.

### Directions

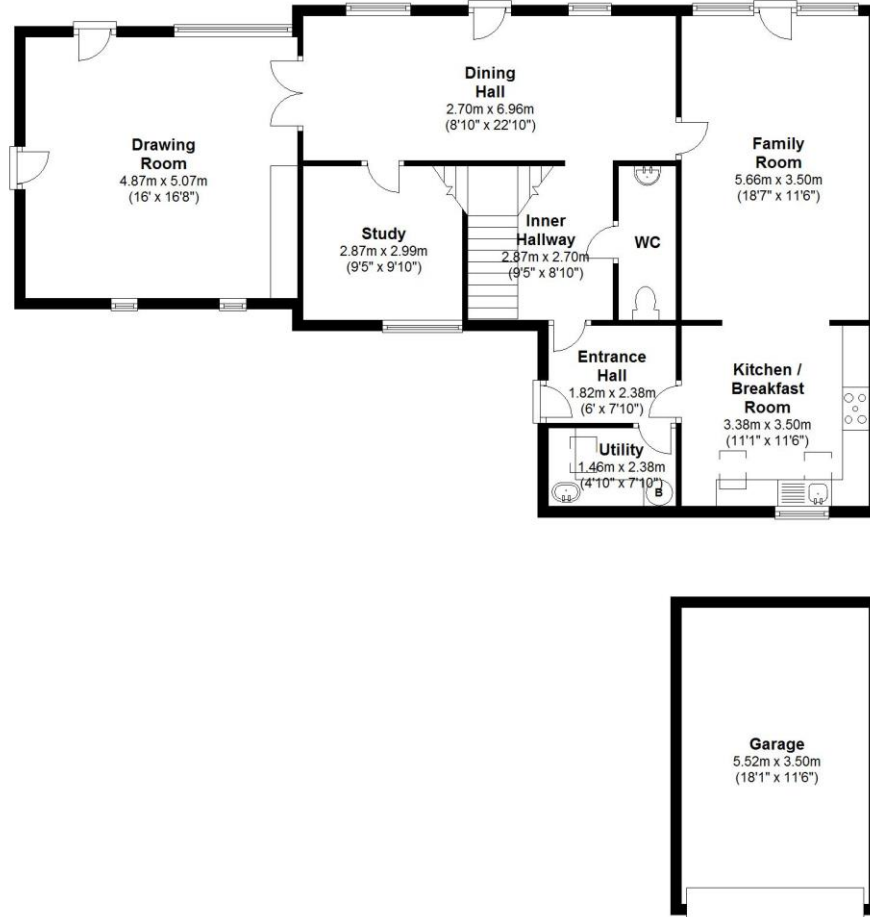
Proceed out of Nantwich towards the A500 and turn right at the traffic lights towards Stapeley and first left at the next traffic lights along the A51 London Road towards Bridgemere Garden Centre and the Village of Woore. Continue for approximately 4 miles and after passing Doddington Lake on the right-hand side, Orchard Barn is situated on the left-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	86
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

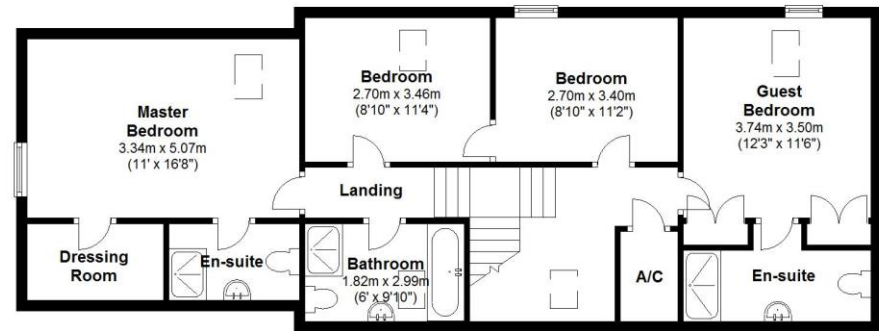
### Ground Floor

Approx. 105.7 sq. metres (1137.4 sq. feet)



### First Floor

Approx. 84.9 sq. metres (913.6 sq. feet)





IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

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