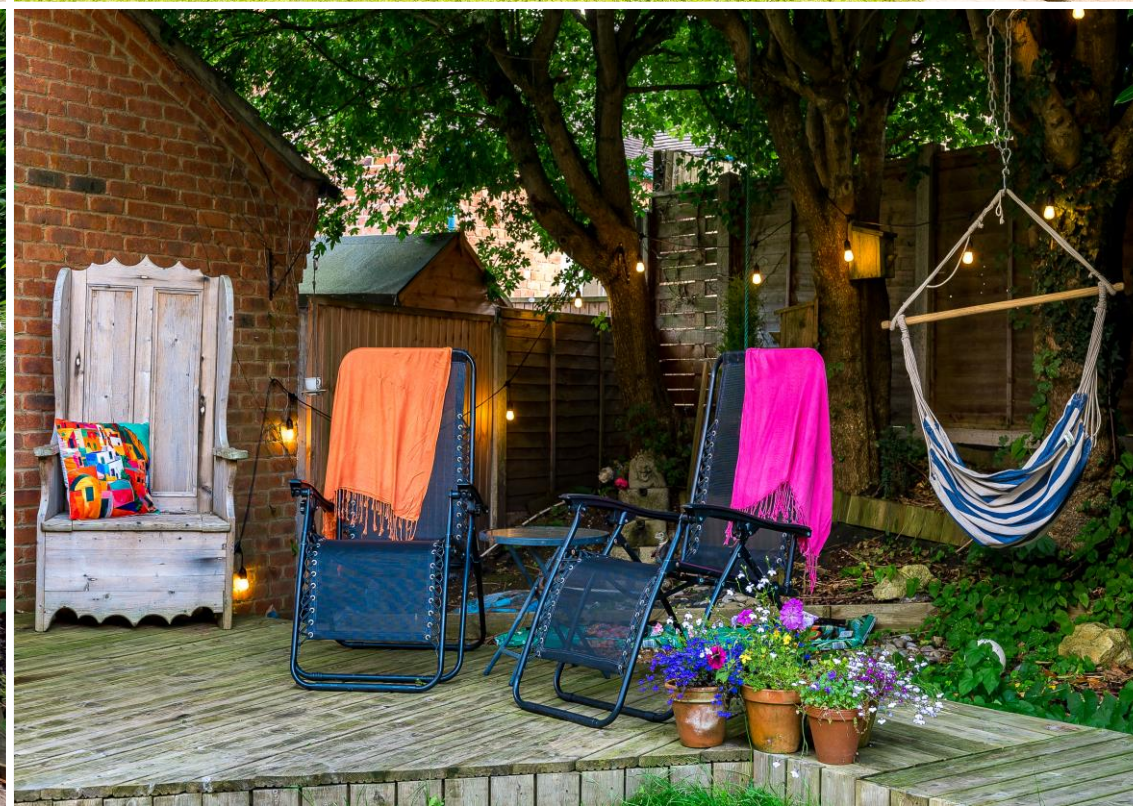




“Bunbury House”, Mill Pool Lane, Barbridge CW5 6AU









A highly appealing spacious five bedroom detached house within delightful gardens standing in the sought after hamlet of Barbridge providing attractively appointed and designed accommodation to 2200 sqft with double garaging. Viewing recommended.

- A very spacious modern five bedroom detached house
- Situated within a shared private drive in sought after Barbridge
- Providing attractively designed and arrayed accommodation of appeal
- Extensive driveway, integral double garaging and attractive rear garden
- Nearby to the Shropshire Union Canal and renowned family-friendly canalside pub/restaurant
- Reception Hall, living room and dining room/office
- Kitchen, utility room and cloakroom
- Large master bedroom with en-suite and bedroom two with en-suite
- Three further bedrooms and family bathroom
- Extensive storage
- Viewing recommended



#### Agents Remarks

Barbridge benefits from a renowned family-friendly canalside pub/restaurant and is ideally situated for local countryside pursuits and lies in between Nantwich and Tarporley. A bus service runs direct to Tarporley schooling and regular bus services to both Tarporley and Nantwich. Nearby Nantwich is a charming and historic floral market town in South Cheshire countryside providing a wealth of Period buildings, 12th Century church, cobbled streets, independent boutique shops, cafes, bars and restaurants, historic market hall, superb sporting and leisure facilities with an outdoor saltwater pool, riverside walks, lake, nearby canal network, highly regarded Junior and Senior schooling and nearby to the M6 Motorway at Junction 16 and Crewe mainline Railway Station. Whatever your interest you'll find plenty to do in Nantwich. There are many visitor attractions within a short distance of the town including Bridgemere Garden Centre, The Secret Nuclear Bunker, Nantwich Museum and Cholmondeley Castle Gardens. It is also a major centre for canal holidays with several





marinas within easy reach on the Shropshire Union and Llangollen canals. Nantwich hosts a number of festivals throughout the year including The Nantwich Show, the International Cheese Awards, Nantwich Jazz Festival and the Food Festival.

#### Property Details

A covered entrance with downlighters, entrance door with glazed panel insert and glazed panel to side leading to;

#### Entrance Hall

With stairs ascending to first floor landing, wood laminate flooring, two radiators, thermostatic controls for central heating and a door leads to:

#### Cloakroom 5' 10" x 2' 9" (1.79m x 0.83m)

With WC, wash hand basin with tiled splash back and Vortice extractor fan.

#### Garage 17' 11" x 16' 8" (5.47m x 5.09m)

With double width up and over doors, light, power, uPVC double-glazed window to side and sectional glazed door to rear.

#### Utility Room 7' 8" x 7' 0" (2.33m x 2.14m)

With a uPVC double-glazed window to front elevation and plumbing for washing machine.

#### Kitchen 15' 11" x 11' 9" (4.84m x 3.59m)

With a superb range of base and wall mounted units comprising cupboard, display units and drawers, attractive working surfaces, tiled splash back, stainless steel one and a half bowl sink unit with mixer tap, Hotpoint built-in double oven, Hotpoint ceramic hob with extractor hood and light over, recessed ceiling lighting, Hotpoint dishwasher, tiled flooring, uPVC double-glazed windows to side and rear elevations, sectional glazed door to rear garden, radiator, space for American style fridge/freezer and a door leads to;

#### Dining Room 11' 8" x 9' 11" (3.55m x 3.01m)

With a uPVC double-glazed window overlooking rear garden and double doors lead to:

#### Living Room 19' 2" x 13' 5" (5.85m x 4.10m)

A lovely dual aspect reception room with uPVC double-glazed doors to rear garden incorporating uPVC double-glazed windows to either side, uPVC double-glazed window to front elevation incorporating plantation shutters, wood burning stove upon slate hearth and two radiators.





### First Floor Landing

With access to loft, door to airing cupboard, uPVC double-glazed window to front elevation incorporating plantation shutters and a door leads to:

### Master Bedroom 17' 10" x 17' 3" (5.43m x 5.27m)

With uPVC double-glazed window to front incorporating plantation shutters, further uPVC double-glazed window to side elevation, two radiators, built-in wardrobes incorporating railing and shelving, television aerial point and a door leads to:

### En-Suite Shower Room 6' 0" x 6' 0" (1.84m x 1.83m)

With WC, corner fitted shower cubicle with Mira shower over, pedestal wash hand basin, tiled flooring, radiator, recessed ceiling lighting, extractor fan and shaver point.

### Bedroom Two 17' 3" x 10' 6" (5.25m x 3.20m)

With uPVC double-glazed window to side and rear elevations, radiator, built-in triple wardrobes incorporating railing and shelving, television aerial point and a door leads to:

### En-Suite Shower Room (2) 8' 7" x 5' 3" (2.62m x 1.60m)

With WC, pedestal wash hand basin, corner fitted shower cubicle with Mira Combiforce shower over, recessed ceiling lighting, part tiled walls, tiled flooring, uPVC double-glazed window to side elevation and shaver point.

### Family Bathroom 9' 4" x 5' 11" (2.85m x 1.81m)

With WC, panelled bath, pedestal wash hand basin, shower cubicle with Mira Combiforce shower over, radiator, part tiled walls, tiled flooring and extractor fan.

### Airing Cupboard

Incorporating hot water cylinder and slatted shelving.

### Bedroom Three 10' 10" x 10' 5" (3.29m x 3.17m)

With a uPVC double-glazed window to rear elevation, television aerial point and radiator.

### Bedroom Four 14' 8" x 10' 4" (4.47m x 3.16m)

With a uPVC double-glazed window to front elevation incorporating plantation shutters and radiator.

### Bedroom Five 12' 5" x 8' 0" (3.79m x 2.44m)

With a uPVC double-glazed window to rear elevation, radiator and fitted wardrobes incorporating railing and shelving.



### Externally

The property stands within a small cul-de-sac and benefits from a double width driveway and integral double garage. The lawned rear gardens are bordered by laurel hedging and wooden fencing with a decked area, paved patio, pathways and attractive borders. Outside tap.

### Tenure

Freehold. Quarterly maintenance charges apply at approx £150 per quarter.

### Services

Oil fired central heating, bio tank soak-away, mains water and electricity (not tested by Cheshire Lamont).

### Viewings

Strictly by appointment only via Cheshire Lamont.

### Directions

Proceed out of Nantwich along Waterlode/B5341, through two sets of traffic lights and turn right at the third set of traffic lights onto Chester Rd/B5341. Continue along A51 for approx 2 miles, take a right turn into Mill Pool Lane and turn immediately left into a shared private drive where there are three properties and Bunbury House is the middle property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	80
(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			

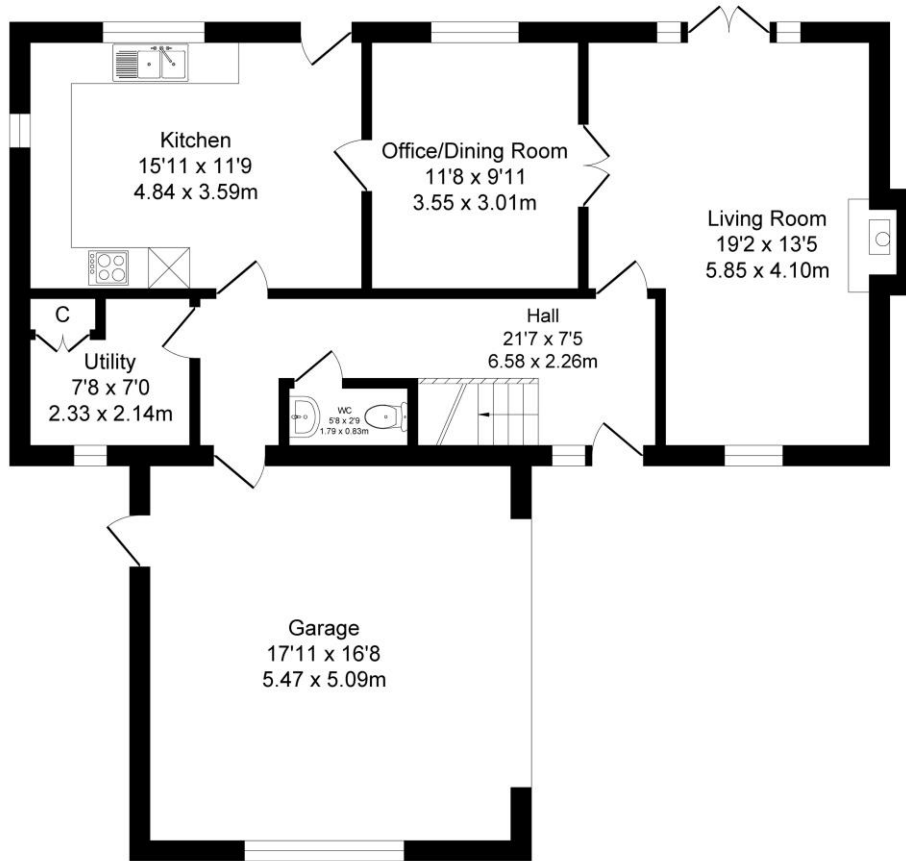




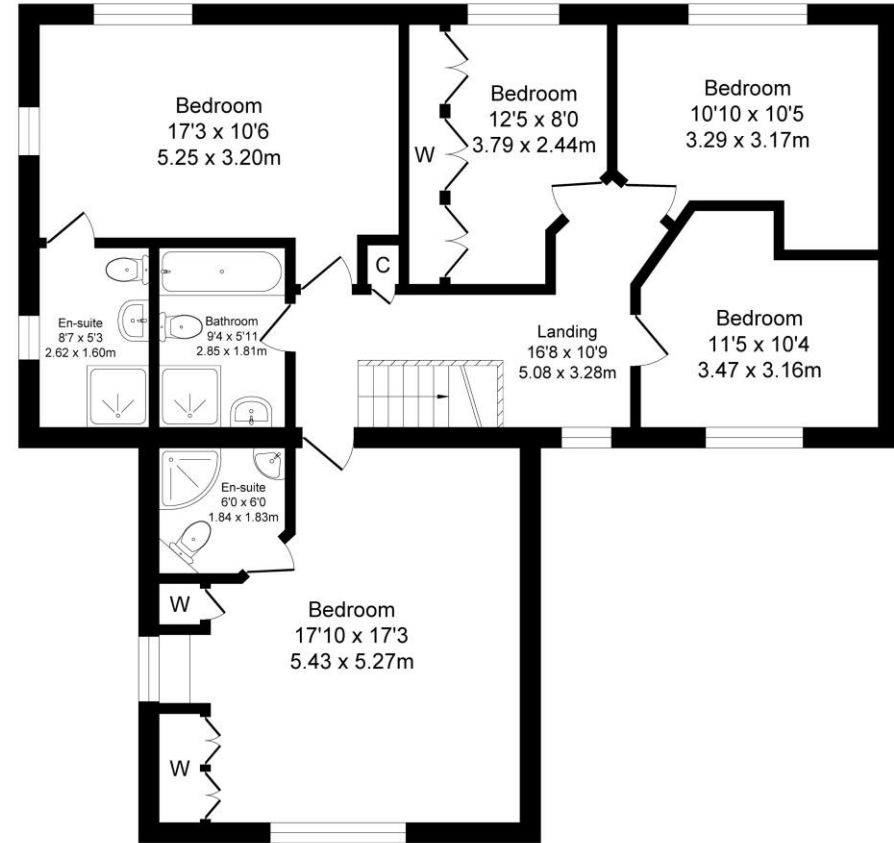
# Bunbury House

Total Approx. Floor Area 2209 Sq.ft. (205.2 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor  
Approx. Floor Area  
1107 Sq.Ft  
(102.8 Sq.M.)



First Floor  
Approx. Floor Area  
1102 Sq.Ft  
(102.4 Sq.M.)







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.

[www.cheshirelamont.co.uk](http://www.cheshirelamont.co.uk)

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