



**3 Highfield Barns, Aston-Juxta-Mondrum, Near Nantwich CW5 6DU**





Within a delightful tranquil select courtyard setting in outstanding Cheshire countryside, a most impressive and spacious barn conversion with very attractive features, three acre paddock, private gardens and superbly presented and appointed throughout. Double garaging and drift way. Viewing highly recommended.

- A stunning barn conversion of the highest calibre
- Within a tranquil select courtyard setting of just four properties
- Standing in delightful South Cheshire countryside and with a three acre paddock
- Benefiting from a long newly laid driveway approach through countryside
- Spacious and well arrayed accommodation incorporating superb features
- Attractive South West facing private gardens with extensive patio and sheltered area with Jacuzzi
- Extensive fully appointed kitchen with open vaulted garden room
- Large lounge, dining room, utility room and cloakroom
- Vaulted master bedroom with en-suite, bedroom two with en-suite, two further bedrooms and family bathroom
- Double garaging and drift way to property

#### Agents Remarks

This impeccably appointed barn conversion stands in Aston-Juxta-Mondrum, an ancient hamlet and in a highly sought after select position within delightful countryside, by the canal and nearby to highly regarded junior schooling within Worleston Village and close to the attractive villages of Church Minshull and Worleston. Worleston benefits from a wonderful community, the privately owned Royal Oak Public House and the famous Hulses village bakery store as well as the renowned Rookery Hall Hotel and Spa. Nearby Nantwich is a charming and historic market town in South Cheshire countryside providing a wealth of period buildings, independent boutique shops, cafes, bars and restaurants with highly regarded Junior and Senior schooling, sporting and leisure pursuits and nearby to the M6 Motorway at Junction 16 and Crewe mainline Railway Station.



### Property Details

A handsome gravel driveway leads to a long private approach through open fields bordering the canal to the courtyard. The courtyard benefits from garaging which services all the properties and the driveway continues further to a private driftway to No. 3. The driftway benefits from slate tiled flooring, high overhead open space and a five-bar gate leads to a further driveway area to the rear gardens. A handsome oak panel allows access to:

### Delightful Open Plan Living Space

With a superbly appointed kitchen area and open plan vaulted living room benefiting from outstanding South facing views over private gardens.

### Dining Kitchen 19' 2" x 17' 9" (5.85m x 5.41m)

Comprehensively appointed with an outstanding range of handmade Oak base and wall mounted units, attractive deep granite working surfaces with complimentary upstands, large freestanding granite topped central dining island with cupboards and drawers beneath, integrated dishwasher, plumbing for American style fridge freezer, kitchen range with Russell Hobbs extractor over, underslung sink with mixer tap, part tiled walls, slate tiled flooring, recessed ceiling lighting, exposed ceiling beam, radiator and open access leads to:

### Glorious Day Room/Garden Room 12' 6" x 11' 2" (3.81m x 3.41m)

With vaulted ceiling, two overhead Velux windows, uPVC double glazed windows to side elevations, uPVC double glazed doors within full double glazed gabled elevation providing stunning aspects over the patio and fields beyond, ceiling beams, radiators and high quality engineered Oak flooring.

From the Kitchen an Oak door leads to:

### Utility/Laundry Room

Delightfully appointed with a base unit, sink unit with mixer tap, plumbing for washing machine, Oak butchers block working surfaces, slate tiled flooring, recessed ceiling lighting, radiator and double glazed window to side elevation.

From the Kitchen Oak doors lead to:

### Lounge 17' 9" x 17' 5" (5.41m x 5.31m)

A glorious principal reception room with full height double glazed windows to courtyard elevation, central fireplace with recessed cast iron log burning stove upon tiled hearth and with mantel over, ceiling beams, radiator and leaded and stained glass window to side elevation.

From the Kitchen an Oak door leads to:



**Hall 9' 8" x 5' 3" (2.94m x 1.60m)**

With Oak flooring, staircase ascending to first floor, uPVC double glazed door to South facing courtyard elevation and an oak door leads to:

**Cloakroom**

With wash basin, WC, radiator, slate tiled flooring and recessed ceiling lighting.

From the Hall an Oak door leads to:

**Dining Room/Family Room 15' 9" x 11' 7" (4.80m x 3.52m)**

Attractively appointed with a double glazed window to South elevation, leaded and stained glass window to side elevation, fireplace with log burning stove upon tiled hearth and recessed ceiling lighting.

**Partially Vaulted First Floor Landing**

With double glazed Velux windows, radiator, partially exposed beam, Oak door to deep airing cupboard incorporating pressurised cylinder system and shelving and an Oak door leads to:

**Bedroom Two 12' 4" x 11' 7" (3.76m x 3.54m)**

With high vaulted ceiling incorporating ceiling beams, double glazed window providing attractive aspects, radiator and an Oak door leads to:

**En-Suite Shower Room**

With a large walk-in shower cubicle, WC, pedestal wash basin, part tiled walls, tiled flooring, chrome towel radiator, recessed ceiling lighting and Velux window.

**Family Bathroom**

With an oak panelled bath, large walk-in shower cubicle, WC within tiled surround, wash basin, fitted mirror, tiled flooring, part tiled walls, Velux window, chrome towel radiator, ceiling beam and recessed ceiling lighting.

**Stunning Master Bedroom 17' 7" x 13' 9" (5.36m x 4.20m)**

With a partially vaulted ceiling incorporating a wealth of exposed ceiling beams and purlins, double glazed window to South elevation providing fine far reaching views, further double glazed window, fitted wardrobes and an Oak door leads to:

**En-Suite Shower Room**

With a large walk-in shower cubicle, WC, pedestal wash basin within surround and granite sill, tiled flooring, part tiled wall, recessed ceiling lighting, Velux window and chrome towel radiator.



**Bedroom Three 18' 7" x 9' 7" (5.66m x 2.92m)**

With a double glazed hayloft window to courtyard elevation, radiator, twin exposed purlins and vaulted ceiling.

**Bedroom Four 14' 2" x 9' 7" (4.32m x 2.93m)**

With vaulted ceiling, Velux window, exposed King truss, ceiling beams and radiator.

**Externally**

The gardens benefit from delightfully private south and west facing aspects with large stone flagged terrace and patio area to the rear which includes a large modern covered Jacuzzi which sits in a sheltered position. Bordered and sheltered by high walling with well stocked flower beds and borders and overlooking a lawn garden area with outstanding views over a large single 3 acre grassed paddock.

**Large Grassed Paddock**

A large single grassed paddock stands at the rear of the property and is bordered by delightful countryside and could be used for recreational or equine usage.

**Double Garage**

With twin up and over doors, light and power.

**Tenure**

Freehold.

**Services**

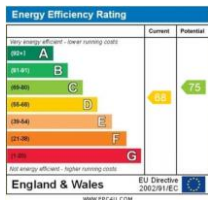
Mains water & electricity, oil fired central heating, private drainage system for the development and double glazed throughout.

**Viewings**

Strictly by appointment only via Cheshire Lamont.

**Directions**

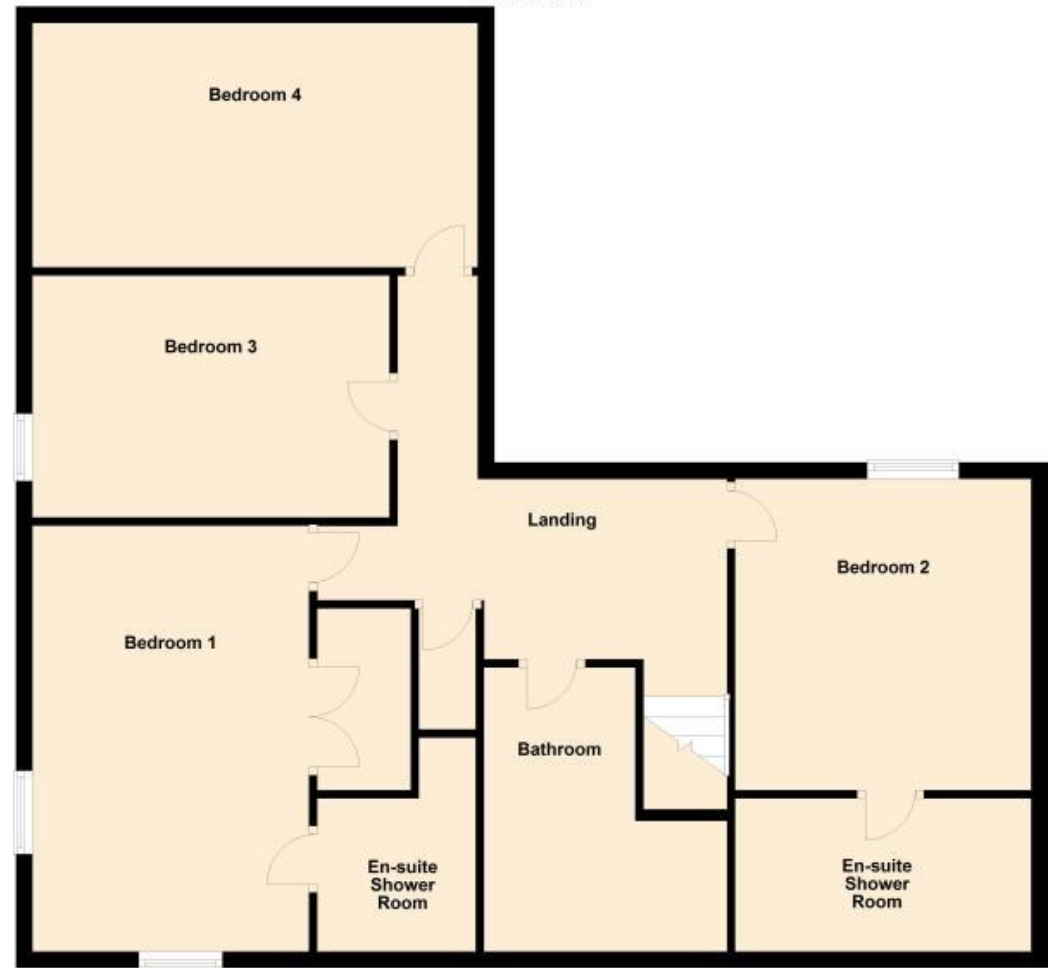
Proceed out of Nantwich along Barony Road towards Reaseheath College take the second exit at the roundabout onto the B5074 Main Road towards Worleston. Follow this road for approximately 3 miles and the driveway to the property can be found on the left hand side.



Ground Floor



First Floor





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)

Chestnut Pavilion  
Tarpoley  
Cheshire CW6 0UW  
Tel: 01829 730700

5 Hospital Street  
Nantwich  
Cheshire CW5 5RH  
Tel: 01270 624441