



No. 10 Village Farm, Church Minshull, Near Nantwich CW5 6EG

CHESHIRE
LAMONT

Enjoying a lovely position upon a highly regarded and impeccably maintained select development of barn conversions within the charming village of Church Minshull providing well appointed and proportioned two bedroom accommodation with a range of attractive features. Enclosed rear garden with lovely aspects, garaging and parking. NO CHAIN for early completion. Viewing highly recommended.

- A most impressive and deceptively spacious two bedroom barn conversion
- Situated in a superb position upon a select development
- Well presented throughout with a range of attractive features
- Within a charming sought after village nearby to historic Nantwich
- Affording stunning aspects to the rear over Cheshire countryside
- With parking, garaging and visitor parking
- Hallway, cloakroom, contemporary dining kitchen
- Master bedroom with en-suite shower room
- Further double bedroom, bathroom
- NO CHAIN
- Viewing highly recommended

Agents Remarks

This lovely barn conversion provides attractively presented and appointed accommodation upon a very well maintained and select development of superior barns within the very highly regarded south Cheshire village of Church Minshull which benefits from the renowned "Badger Inn" public house and restaurant. The village stands within delightful countryside nearby to historic Nantwich which provides a superb range of boutiques, cafes and restaurants. Crewe mainline railway station is also within easy access with links to Manchester, Liverpool, Birmingham and London.

Property Details

A canopied entrance porch with courtesy light leads to a wooden door with feature glass panel allowing access to:

Entrance Hall

With recessed ceiling lighting, coved ceiling, double-glazed window to front elevation, radiator, telephone point, wood effect laminate flooring, understairs cupboard, staircase ascending to first floor and a door leads to:



Cloakroom

With low level WC, wall mounted wash basin, radiator, part tiled walls, extractor fan and wood effect laminate flooring.

Dining Kitchen 16' 2" max x 8' 11" (4.93m max x 2.73m)

With a superb range of contemporary base and wall mounted units, tall cupboard, attractive working surfaces, Electrolux built-in electric oven with built-in microwave above, four ring Siemens induction hob with extractor over, integrated dishwasher, integrated fridge and freezer, integrated washing machine, under cupboard lighting, one and a half bowl sink unit with mixer tap, part tiled walls, attractive flooring, radiator, double-glazed window to front elevation overlooking the courtyard and space for table and chairs.

Lounge/Dining Room 15' 4" max x 17' 3" (4.68m max x 5.25m)

A spacious reception room with superb views to the rear, fireplace within attractive surround incorporating a living flame coal effect gas fire (not tested by Cheshire Lamont) with marble effect insert upon hearth, coved ceiling, radiator, television aerial point, double glazed window to rear elevation, double-glazed double doors to the rear garden and wood effect laminate flooring.

First Floor Landing

With access to partially boarded loft, door to airing cupboard incorporating a combination gas fired central boiler and shelving with space for tumble drier, double-glazed window to front elevation and from the landing a door leads to:

Master Bedroom 16' 6" x 11' 4" (5.02m x 3.45m)

Enjoying lovely aspects over farmland to the rear via two double glazed windows, coved ceiling, radiator and a door leads to:

En-Suite Shower Room

With a shower cubicle incorporating shower over, WC, pedestal wash basin, part tiled walls, double-glazed window to rear elevation, extractor fan, shaver point and radiator.

Bedroom Two 14' 0" x 10' 8" (4.27m x 3.26m)

A further double bedroom with lovely views over the courtyard to the front elevation via two double-glazed windows and radiator.

Bathroom

With a panelled bath, WC, pedestal wash hand basin, extractor fan, part tiled walls and radiator.

Externally

Church farm is a small select development of former barns. The property is approached over a tarmac entrance drive and is set well back from the entrance to the development with a delightful



country style frontage incorporating a central paved pathway bordered by attractive flower beds and lawn. Steps or pathway lead to the parking area. The rear landscaped garden has a shaped lawn with stocked borders and a shaped gravel pathway leads to the rear of the garden where there is a timber gate providing access to the garage, parking and additional visitor parking. The rear garden is contained within fencing and trellis and enjoys magnificent rural views to the rear.

Brick-Built Single Garage
With an up and over door.

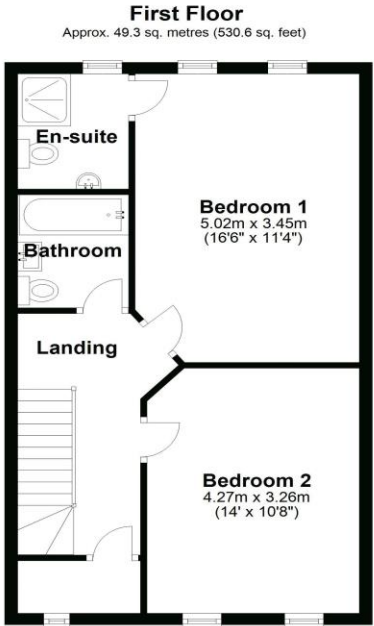
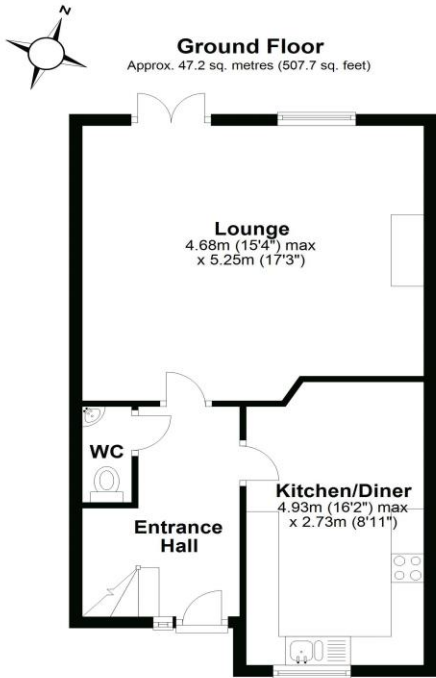
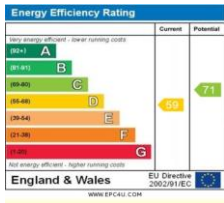
Parking
The garage and additional visitor parking is accessed under the large archway and a dedicated parking space stands at the front.

Tenure
Leasehold with 999year lease from 1998. Ground rent £95 per annum. Management charge £720 per annum.

Services
LPG gas, main water and electricity, shared Klargester treatment plant (not tested by Cheshire Lamont).

Viewings
Strictly by appointment only via Cheshire Lamont.

Directions
Proceed from Nantwich along Barony Road and at the roundabout take the 2nd exit towards Worleston and Church Minshull (B5074). Continue past Reaseheath College and Rookery Hall into Church Minshull village and the entrance to the Village Farm Development is on the left hand side. Bear left and No 10 will be observed on the right hand side.



Note: Floor Plans are for identification purposes only and Not to Scale

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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