



**3 Breeze Hill Barns, Chorley, Near Nantwich CW5 8JR**

**CHESHIRE  
LAMONT**







A simply superb characterful barn conversion of significant appeal affording excellent accommodation and outstanding features within delightful countryside and surroundings providing lovely fine far reaching views in a highly regarded location. Reception hall, cloakroom, large luxuriously appointed open plan family dining kitchen, lounge. Master bedroom with en suite, two further double bedrooms, bathroom, double garaging. No chain.

- An outstanding and deceptively spacious barn conversion
- Providing stunning accommodation of immense character and appeal
- Standing in delightful surroundings and countryside upon a small courtyard
- Affording superb far reaching rural views situated nearby to Nantwich
- Master bedroom with en suite, two further bedrooms, luxurious bathroom
- Large fully equipped superior open plan family dining kitchen
- Oak floored and underfloor heating throughout ground floor
- Double garaging, extensive parking
- Lawned rear garden, extensive patio terrace
- No chain. Early viewing recommended

#### Agents Remarks

The property is set in delightful countryside within three miles from the Cholmondeley Farm Shop and the beautiful Cholmondeley Castle and Gardens, with the popular Cholmondeley Arms Public House and Restaurant within 2 miles. Nantwich town is just 7 miles





to the East 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.

#### **Vaulted Reception Hall 12' 10" x 10' 8" (3.92m x 3.24m)**

A glorious entrance and reception hall with a partially vaulted ceiling, an oak railed staircase with quarter landing ascends to first floor with exposed ceiling purlin, oak plank flooring throughout, underfloor heating, oak panel door to deep under stairs cupboard incorporating pressurised system for air source heat exchange with manifolds for underfloor heating, telephone point, heating thermostat and an oak panel door leads to:

#### **Cloakroom**

With WC, oak plank flooring, wall mounted wash hand basin with mixer tap and tiled splash back, underfloor heating, an oak door leads to lounge and a further oak door leads to:

#### **Open Plan Family Dining Kitchen 14' 3" x 30' 7" (4.34m x 9.32m)**

A glorious expansive room with delightful aspects over surrounding countryside and to the Macclesfield Hills with a kitchen area comprehensively equipped with a superb range of handmade oak base and wall mounted units incorporating cupboards and drawers, oak topped central island with cupboards and drawers beneath, deep granite working surface, kitchen Range with hob over, tiled flooring throughout, underfloor heating, a sectional double glazed window to front elevation providing west facing aspects, twin bowl sink, integrated dishwasher, integrated washing machine, integrated tumble drier, plumbing for American style fridge freezer and open access to family and dining area, recessed ceiling lighting, underfloor central heating thermostat, oak plank flooring throughout and delightful east facing rural views with





UPVC double glazed French doors to a stone paved terrace and open access leads to:

#### Lounge 17' 3" x 12' 9" (5.26m x 3.88m)

A lovely room with a feature fireplace with oak mantel and raised stone hearth, exposed ceiling beam, recessed ceiling lighting, underfloor heating, television aerial point and a full height double glazed door provides lovely east facing aspects and access to a stone laid terrace.

Stairs with an oak rail ascend to:

#### First Floor Landing

With a large double glazed Velux window providing lovely aspects and views of the Welsh Hills, high vaulted ceiling incorporating exposed Queen truss, recessed ceiling lighting and an oak door leads to:

#### Master Bedroom 13' 10" x 13' 3" (4.21m x 4.03m)

A delightful principal bedroom with exposed beams, purlins and trusses, a sectional double glazed window to eaves area with a Velux window providing south facing views, two wall mounted central heating radiators and thermostats and an oak door leads to:



#### En Suite Shower Room

With shower cubicle incorporating overhead shower and tiled surround, pedestal wash hand basin, WC, high ceilings with exposed trusses, lighting and underfloor heating.

#### Bedroom Two 8' 3" x 13' 9" (2.52m x 4.18m)

With exposed beams and purlins, central heating radiator and thermostat and a double glazed Velux window providing exceptional views.

#### Bedroom Three 11' 10" x 10' 8" (3.60m x 3.25m)

With a Velux window, central heating radiator and thermostat, exposed purlins and trusses.





Bathroom 5' 11" x 8' 2" (1.80m x 2.50m)

With double ended panelled bath with central shower taps, Velux window providing far reaching views, vanity wash hand basin with oak surround and tiled beneath, WC, tiled floor, exposed purlin and beam, chrome towel radiator and underfloor heating.

#### Externally

This exceptional barn stands upon a small select courtyard and Cheshire Lamont have sold both adjoining barns recently. The barn enjoys stunning and far reaching rural views over open countryside, stands in a fine location and is conveniently situated for nearby Nantwich, Whitchurch, Malpas, Tarporley and beyond. The garden to the rear is bordered by post and rail fencing and incorporates a lawned garden area with extensive paved terrace patio and provides delightful east and south facing aspects over open countryside.

Double Garaging 17' 2" x 20' 6" (5.24m x 6.25m)

With twin double doors, light, power and full overhead storage provision which is boarded throughout and allows significant further potential.

#### Services

Mains water, electricity, private drainage, Air Source Heat pump fired central heating, underfloor heating to ground floor.

#### Viewings

Strictly by appointment only via Cheshire Lamont.

#### Directions

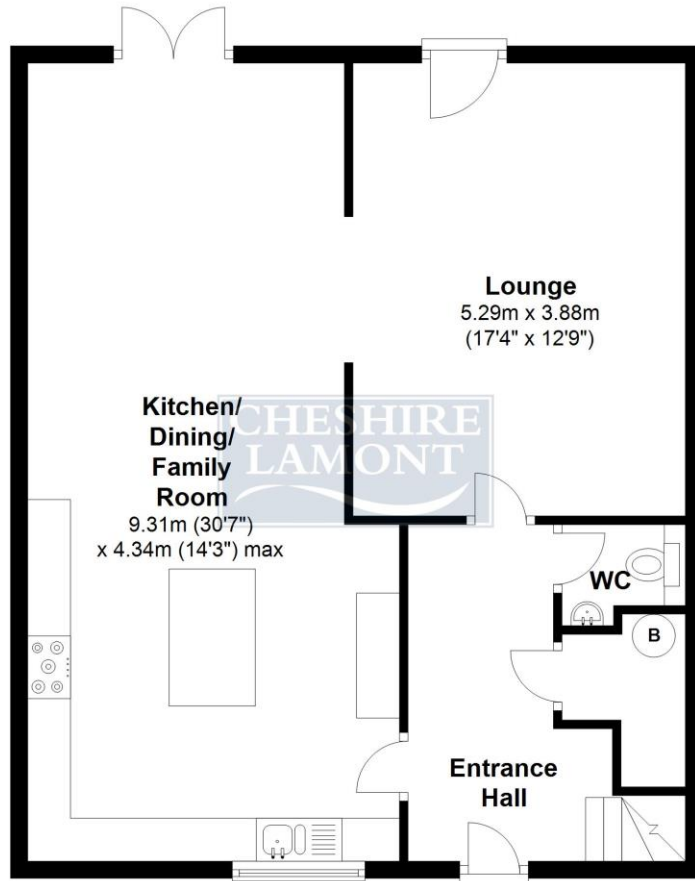
Take the Chester Rd/A534 and turn left onto Monks Lane just before Acton Church. Continue along this road and take the 2nd left onto Swanley Lane, turn right onto Springe Lane and left onto Nantwich Road and proceed towards Cholmondeley for approximately 5 miles and the property can be found on the left hand side.





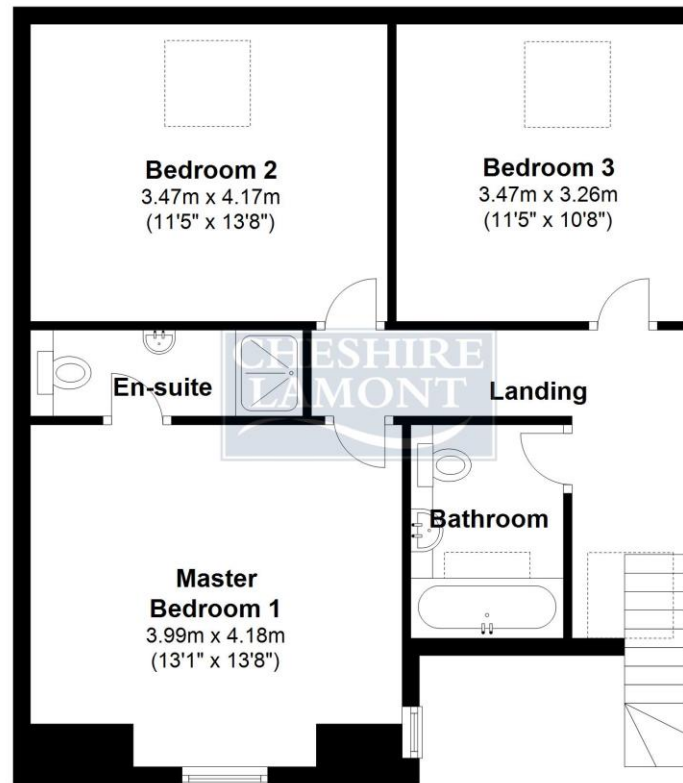
## Ground Floor

Approx. 71.5 sq. metres (769.6 sq. feet)



## First Floor

Approx. 61.5 sq. metres (662.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	73
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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.

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

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