



7 Town House Barns Rushy Lane

CW2 5PB

Asking Price £550,000



3



4



1



STEPHENSON BROWNE



The Old Dairy, a splendid barn conversion on the outskirts of the picturesque village of Barthomley. Stephenson Browne are proud to be invited to market this bespoke home sitting in MAGNIFICENT open countryside, retaining a high degree of character of the original structure yet perfectly repurposed for contemporary living. Converted by Chamberlain Developments some four years ago, the barn sits adjacent to the original manor house. With exposed Cheshire Brick, architectural beams and porthole windows, this home will not disappoint. Walking into the barn, you will find a spacious and well proportioned home with a high end finish showcasing underfloor heating, quartz countertops, oak doors and plantation shutters to name a few and with the overall accommodation extending to almost 1700 square feet, the feeling of space is evident.

Briefly comprising of a welcoming entrance hall, a STUNNING kitchen/dining room with a plethora of sleek appliances, a most wonderful lounge with TRIPLE ASPECT WINDOWS, allowing the light from the SOUTH FACING GARDEN to flood through. There is a useful downstairs W.C as well as a laundry room. To the first floor we have TWO DOUBLE BEDROOMS, both having their own en-suite and the PRINCIPAL BEDROOM with its own en-suite bathroom, completes the accommodation.

Externally, the property sits within an exclusive development of similar conversions with the overall plot extending to a THIRD OF AN ACRE! Indian stone paving wraps around the whole of the property and affords a tranquil and private space to relax and entertain during the warmer months. The property has its own garage with electric up and over door, parking for six vehicles and the added benefit of electric car charging points.

Barthomley is a small village in Cheshire, close to the border of Staffordshire. Being highly regarded and having notable buildings including The White Lion dating back to 1614 as well as St Bertolines Church, dating back to 1528.

Secure your viewing

Entrance Hall

Oak framed porch with solid entrance door leading into a spacious entrance hall with exposed Cheshire brick wall and glazed staircase leading to the first floor. Wood effect flooring. Under floor heating.

Cloakroom W.C

Vanity wash hand basin with storage under and mirror as fitted. Low level W.C. Feature inset shelving unit. Wood effect flooring. Under floor heating.

Lounge

21'6" x 15'2" (6.55m x 4.62m)

Triple aspect spacious living area. Two sets of double glazed french doors leading to the south and east aspects. Two double glazed windows. Plantation shutters. Exposed Cheshire brick fireplace with oak mantel. Space for a log burner. Under floor heating.

Kitchen/Dining Room

17'9" x 16'3" (5.43 x 4.97)

Double glazed window to the rear elevation. A glorious room having an extensive range of wall and base units with quartz worktop and upstands over. Central island unit with induction hob and extraction as fitted. Bespoke quartz dining table off the island. Integrated fridge freezer and dishwasher. Two built in electric ovens and built in microwave. Inset one and a half bowl sink with mixer tap. Wood effect flooring. Under floor heating.

Laundry Room

A most useful room with double glazed door leading to the rear. Wall and base units with worktop over. Plumbing for a washing machine. Access to a storage cupboard housing the central heating boiler. Wood effect flooring. Under floor heating.

Stairs to First Floor

A most superb and spacious landing with velux window. Porthole window with bespoke plantation shutters. Architectural beams and exposed Cheshire brick. Radiator.





Principal Suite

16'2" x 11'7" (4.93m x 3.53m)

Glorious principal suite with dual aspect porthole windows. Plantation shutters. Exposure Cheshire brick and architectural beams. En-suite bathroom with bath as fitted. Vanity wash hand basin with storage under and mirror as fitted. Low level W.C. Shower enclosure with mains fed shower as fitted. Chrome towel heater. Architectural beams. Complementary tiling to walls and floor.

Bedroom Two

12'4" x 10'4" (3.76m x 3.15m)

Double glazed porthole window. Plantation shutters. Exposed Cheshire brick. Architectural beams.

En-suite

Large walk in shower enclosure with mains fed shower as fitted. Vanity wash hand basin with storage under. Vanity mirror as fitted. Low level W.C. Complementary tiling to walls and floor.

Bedroom Three

12'4" x 10'0" (3.76m x 3.05m)

Double glazed porthole window. Plantation shutters. Exposed Cheshire brick. Architectural beams.

En-suite

Double walk in shower enclosure with mains fed shower as fitted. Vanity wash hand basin with storage under. Vanity mirror as fitted. Low level W.C. Chrome towel heater. Complementary tiling to walls and floor.

Externally

The property is approached over a private gravel driveway set some 300 metres from the road with open countryside adjacent. There is parking for six vehicles as well as additional visitors parking and the driveway has the added benefit of an electric car charging point. Garden gate giving access to the main entrance with ring doorbell. Indian stone patio and pathway. The rear garden, being laid to lawn is approximately 1/3 of an acre and is enclosed with post and rail fencing. There is a gate to the bottom of the garden giving easy access to the garage. There is an additional south facing garden which is fully enclosed, featuring an Indian stone patio, lawn and timber raised beds. Please note there is also a path which leads to the rear entrance.

Garage

The property has its own garage which is a timber frame construction with tiled pitched roof and electric up and over door.

Council Tax

Band E.

Tenure

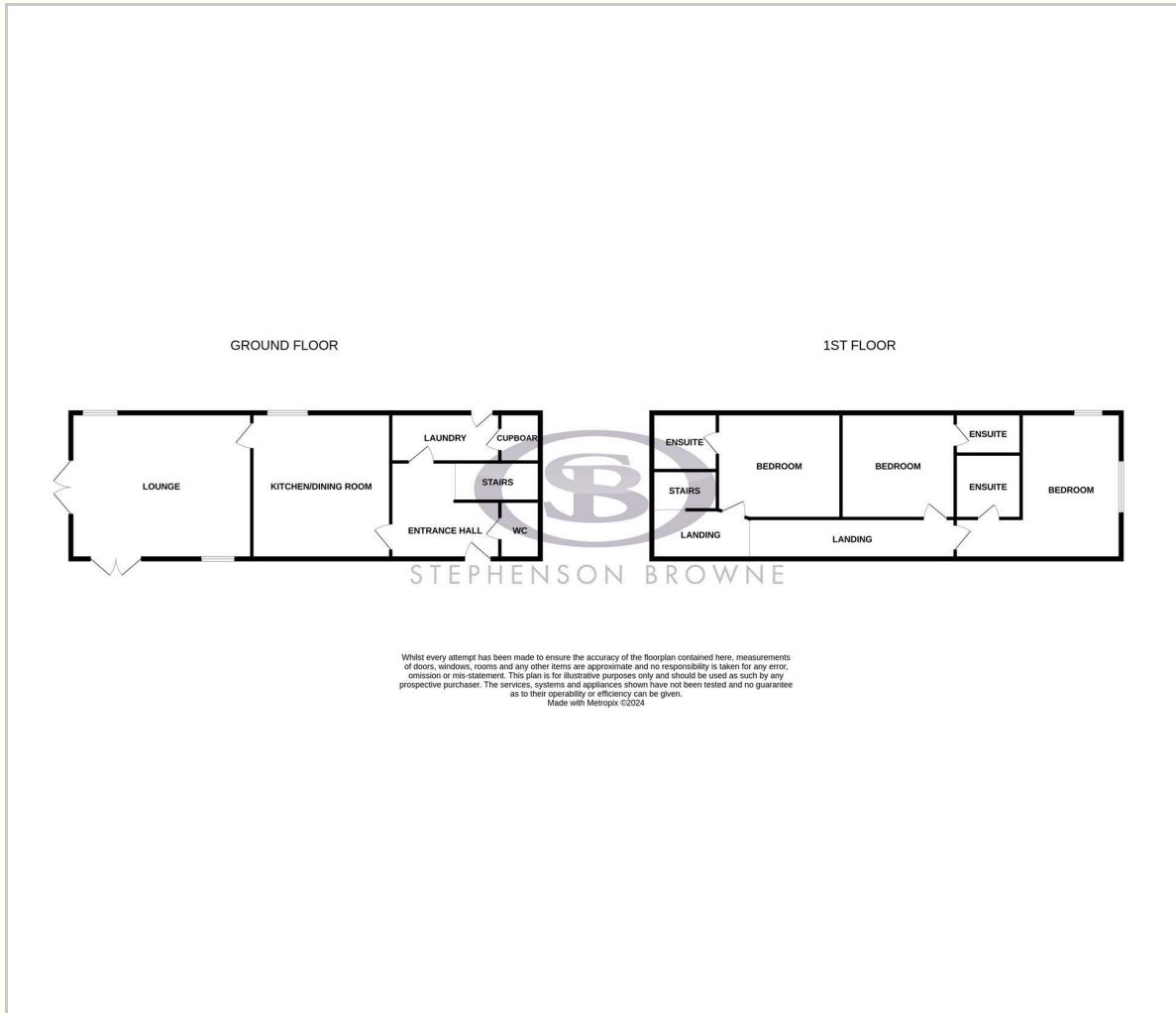
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

Need to Sell?

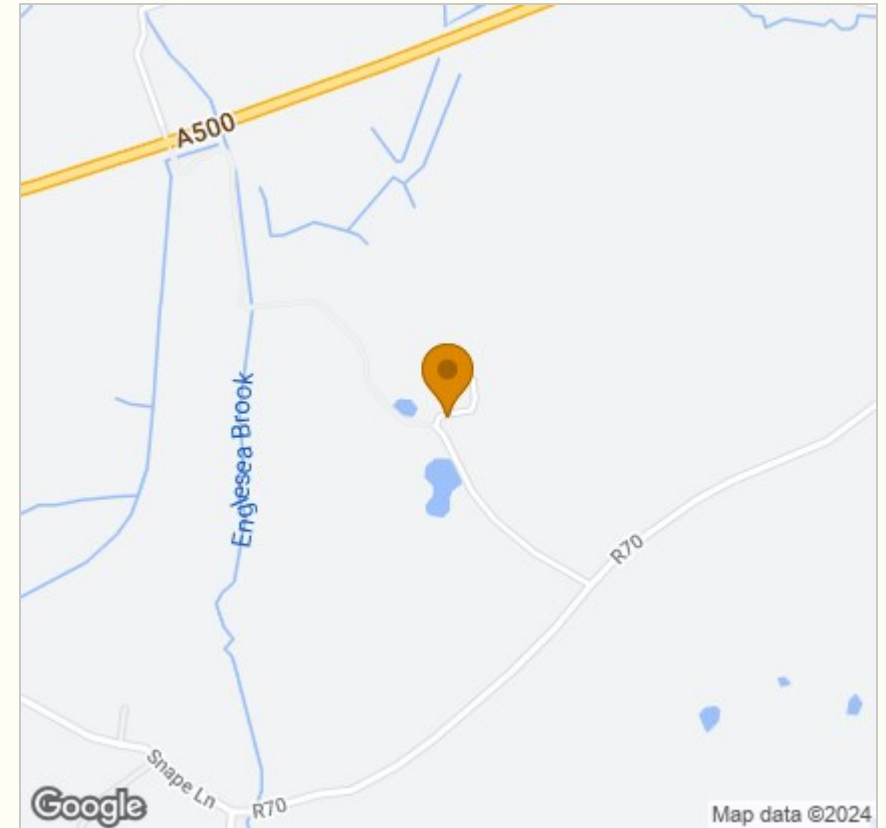
For a FREE valuation please call or e-mail and we will be happy to assist.



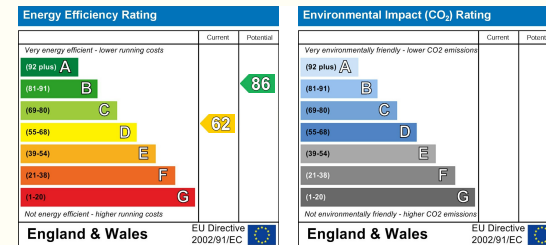
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Crewe Sales Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

234 Nantwich Road, Crewe, Cheshire, CW2 6BP

T: 01270 252545 E: crewe@stephensonbrowne.co.uk | www.stephensonbrowne.co.uk