



## 5 Minshull Hall Court Middlewich Road

CW1 4RD

Offers Over £600,000



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STEPHENSON BROWNE

Stephenson Browne are proud to present this MAGNIFICENT BARN CONVERSION located in the glorious Cheshire countryside, affording uninterrupted views to all elevations! The interior of this superb home has been thoughtfully curated by the owner to create a bespoke finish with exacting attention to detail and high end touches throughout. With ORIGINAL STRUCTURAL BEAMS, OAK FLOORING and a most beautiful ORANGERY to name just a few of the features of this property, even the most discerning buyer will be impressed. With NO ONWARD CHAIN, this stunning home and its grand proportions must be seen to be appreciated. Step through the stable door to find a spectacular entrance hall, drawing your eyes to the vast living space with full height windows, giving a light and airy feel. The orangery is situated perfectly between the living space and breakfast kitchen, providing a more formal area to dine and entertain. The kitchen epitomises style and practicality with everything you could possibly need at your fingertips and has a lovely aspect over the front courtyard. The ground floor accommodation is completed by the useful cloakroom/W.C. and a walk in pantry cupboard which has the proportions to be used as a home study if required. There are two separate staircases leading to the first floor, ideal if you wish to create a degree of separation for guests or other family members. There are FOUR DOUBLE BEDROOMS, all having their own en-suite. The principal bedroom is just wonderful, having triple aspect windows affording sensational views and a sublime en-suite bathroom with a deep jacuzzi bath and large walk in shower enclosure. Sitting within a small collection of similar homes, you will find the views far reaching, the rear garden is extensive and with a large detached garage and ample off road parking, the Dutch Barn has every convenience of life you could possibly desire, sitting in beautiful countryside with spacious and meticulously designed space. A most splendid home!

**Entrance Hall**

36'1" x 14'2" (11.00 x 4.34)  
Solid oak stable door. Oak flooring. Two radiators. Under stairs storage.

**Living Room**

28'7" x 23'1" (8.72 x 7.06)  
Two Double glazed french doors, one leading to the Orangery, the other to the rear garden. Double glazed full height window to the rear elevation. Exposed brick feature wall. Stylish inset living flame gas fire with remote control. Two vertical radiators. Oak flooring.

**Orangery**

17'8" x 16'7" (5.41 x 5.06)  
Double glazed bi-folding doors to the side elevation which leads to an inner courtyard, two sets of double glazed French doors, one leading to the kitchen and the other to the living room. Double glazed lantern roof. Exposed brick feature wall. Underfloor heating. Porcelain wood effect tiles.

**Kitchen/Breakfast Room**

18'0" x 14'0" (5.50 x 4.28)  
Two double glazed windows to the front elevation. Double glazed French doors leading to the Orangery. Magnificent fitted kitchen comprising of an extensive range of wall and base units with granite work surface over. Central island unit housing a wine fridge, storage and Bosch integrated microwave. The kitchen has two built-in Bosch electric, self-cleaning ovens with grill. Bosch induction hob. Space for an American style fridge freezer. Space and plumbing for an enclosed washing machine and tumble dryer. Counter sunk stainless steel one-and-a-half bowl sink with chrome mixer extending tap. Radiator. Porcelain tiles to floor.

**Pantry/Study**

Useful walk in pantry cupboard or alternatively, this room can be used as a study if required. Light and power. Oak floor.

**Cloakroom/W.C**

Vanity wash hand basin with storage under. Low-level W.C. Radiator. Oak floor.

**Stairs to First Floor**

There are two separate staircases, one accessed to the front elevation and one to the rear elevation. Both have double glazing allowing natural light to flood in.





#### Bedroom One

21'9" x 12'11" (6.64 x 3.94)

Triple aspect double glazed windows. Exposed brick feature wall. Two built in wardrobes. Radiator. Oak floor.

#### En-suite Bathroom

Two double glazed windows to the rear elevation. Jacuzzi bath. Large walk in shower enclosure with mains fed shower as fitted. Chrome ladder radiator. Wall hung low-level W.C. Wall hung wash hand basin. Complementary tiling to walls and floor.

#### Bedroom Two

14'0" x 12'10" (4.29 x 3.93)

Two double-glazed velux windows and one double-glazed window to the rear elevation. Radiator. Oak floor.

#### En-suite Bathroom

Double glazed velux window. Bath with mixer tap. Double shower enclosure with mains fed shower as fitted. Pedestal wash hand basin. Low level W.C. Chrome ladder radiator. Complementary tiling to walls and floor.

#### Bedroom Three

12'9" x 12'1" (3.90 x 3.69)

Double glazed velux window to the rear elevation. Radiator. Oak floor.

#### En-suite

Corner shower enclosure with mains fed shower as fitted. Pedestal wash hand basin. Low level W.C. Chrome ladder radiator. Complementary tiling to walls and floor.

#### Bedroom Four

17'7" x 9'0" (5.37 x 2.76)

Currently used as a home office. Double glazed window to the rear elevation. Radiator. Oak flooring.

#### Shower Room

Corner shower enclosure with mains fed shower as fitted. Wall hung wash hand basin. Low level W.C. Chrome ladder radiator. Complementary tiling to walls and floor.



#### Externally

The property is positioned on a small and exclusive development of similar homes, accessed over a private road affording panoramic views of open farmland. Upon arrival to the gravelled courtyard, there is ample off road parking to the front of the property as well as further off road parking outside the detached garage. The rear garden has extensive and uninterrupted views of open countryside and is mainly laid to lawn with a good size terrace immediately to the rear of the barn, providing a delightful space to sit out and enjoy the warmer months. There is also an additional patio area to the very rear of the garden which gives a welcoming space to take in the natural beauty of the surroundings and to look back at this lovely home.

#### Council Tax

Band F

#### Tenure

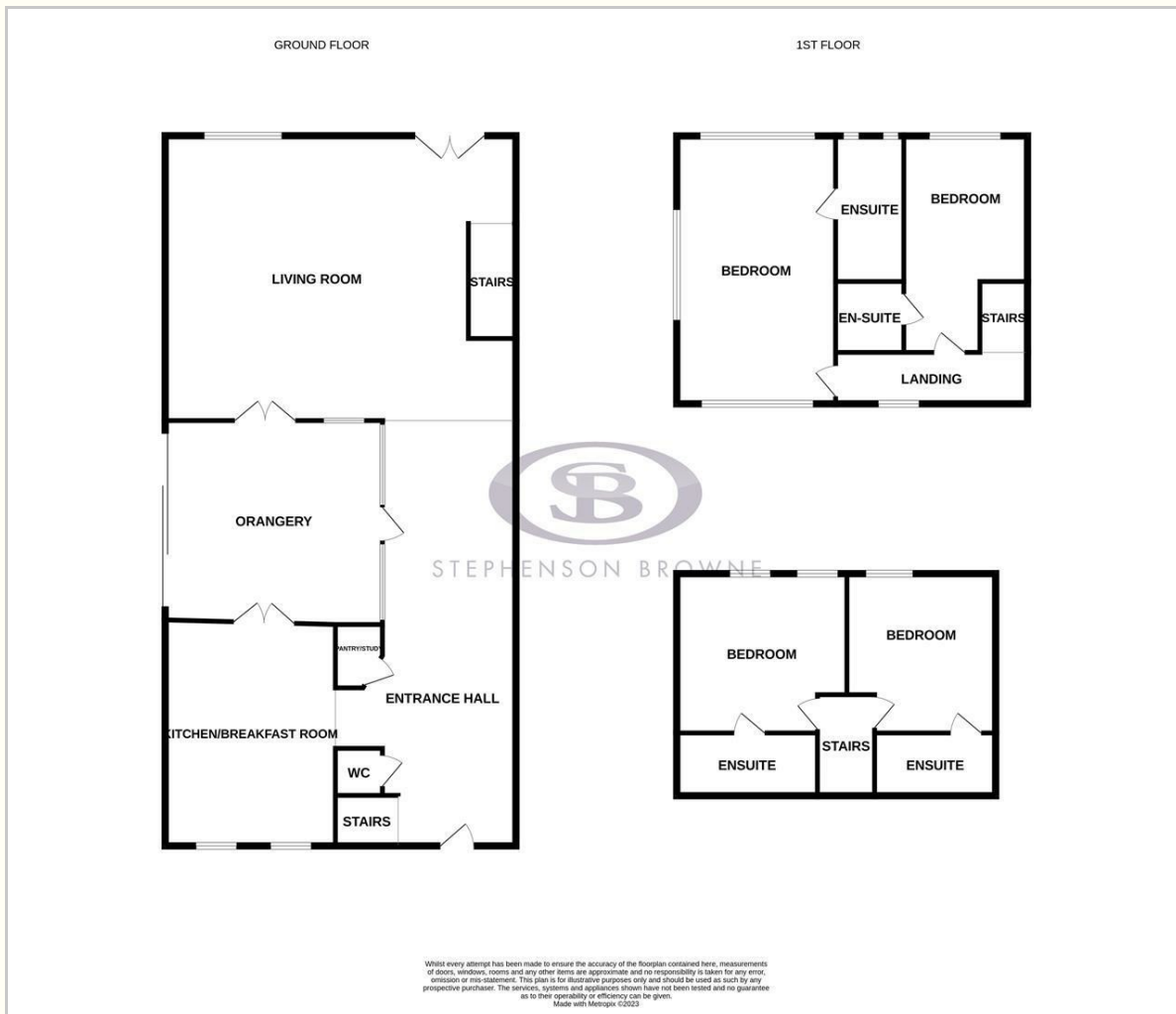
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

#### Need to Sell?

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



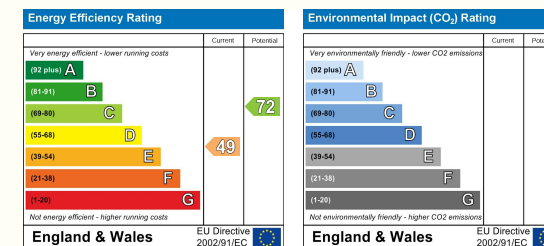
## Floor Plan



## 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.

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