



Oak Bank Barn, & Apartments Heatley Lane, Broomhall, Nantwich,  
Guide Price £1,195,000

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WILSON**



A SUBSTANTIAL PERIOD BARN CONVERSION TOGETHER WITH THREE ATTACHED HIGH SPECIFICATION APARTMENTS, INTERESTING SOUTH WESTERLY FACING GARDENS WITH RECLAIMED FEATURES, IN A CONVENIENT RURAL POSITION THREE MILES FROM NANTWICH.

MAIN RESIDENCE FOR SALE WITHOUT THE 3 FLATS £775,000

## SUMMARY

Reception Hall, Inner Hallway, Cloakroom, Drawing Room, Sitting Room, Kitchen/Family/Breakfast Room, Utility Room, Rear Hall, Galleried Landing, Master Bedroom with Dressing Room and En-Suite Bathroom, Study/Gym, Bedroom with En-Suite Shower Room, Two/Three further Double Bedrooms, Bathroom, Double Glazed Windows, Central Heating, Open Fronted Garage/Driftway, Integral Open Fronted Garden Room. Three one Bedroom Apartments. Gardens and Grounds.

## DESCRIPTION

Oak Bank Barn, situated off Heatley Lane, is approached through fine electrically operated gates over a tarmacadam drive to a stone set car parking and turning area. It offers a tastefully refurbished barn conversion of brick construction under a tiled roof, an income stream from three well established apartments, and south westerly gardens adjoining a pond and attached to the main residence there are three high specification apartments currently let at between £675 and £1,200 per month exclusive. (One Air B&B) In all they generate around £30,000 per annum.

The house itself is superb, being embedded with quality and character and offering 4,300 square feet of accommodation. The versatility and size of the rooms are self evident and this is a home that would be ideal for large family gatherings and flexible day to day living. Included in the sale are a number of reclaimed features including magnificent entrance gates and stone features. Adding the main residence and the apartments combine to a overall size of about 6,650 square feet (gross internal).

## LOCATION & AMENITIES

Oak Bank Barn is situated 2.5 miles from Wrenbury Village with post office/village store, church, medical practice, sports ground and social club and two public houses. There are excellent primary schools in Sound and Wrenbury. The house lies in the catchment area for Brine Leas High School/BL6 Sixth Form. The market town of Nantwich is 3 miles, Whitchurch 6 miles, Crewe 8 miles and the Cathedral City of Chester 22 miles. The M6 motorway (junction 16) is 11 miles. There are rail network connections between Crewe and London Euston (90 minutes) and Manchester (40 minutes).

## DIRECTIONS

From Nantwich lake on Shrewbridge Road proceed to the level crossing onto Wellington Road, proceed for 500 yards, turn right onto Park Road this becomes Whitchurch Road, proceed for 2.7 miles, turn left onto Heatley Lane, proceed for 75 yards and the entrance to Oak Bank Barn is situated on the left hand side.

## ACCOMMODATION

With approximate measurements comprises:

### RECEPTION HALL

15'4" x 12'5"

Stone floor, double entrance doors, built in cupboard, two picture lights, radiator.

### INNER HALLWAY

12'2" x 7'9"

Stone floor, two double glazed windows, cloaks cupboard.

### CLOAKROOM

8'11" x 5'6"

White suite comprising low flush W/C and vanity unit with inset hand basin, stone floor, half tiled walls, chrome radiator/towel rails.



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## LOUNGE/DRAWING ROOM

25'1" x 25'

A fine stone fireplace within chimney breast, raised stone hearth and wood burning stove, four picture lights, four double glazed picture windows and french windows, beamed ceiling, oak floor, two radiators with covers.

## SITTING ROOM

21' x 11'10"

Four double glazed windows, radiator.

## KITCHEN/FAMILY/BREAKFAST ROOM

23'6" x 17'7"

One and half bowl single drainer sink unit, cupboards under, floor standing cupboard and drawer units with worktops, wall cupboards, brick island unit with tiled worktop and integrated four burner hob unit, deep fat fryer, hot plate and charcoal grill with extractor hood above, integrated double oven, integrated dishwasher, wine rack, tiled floor, three double glazed windows, part tiled walls, beamed ceiling, panasonic air conditioning, radiator.

## UTILITY ROOM

11'9" x 11'2"

Double bowl single drainer sink unit, cupboards under, wall cupboards, plumbing for washing machine, tiled floor, radiator.

## REAR HALL

9'3" x 5'6"

Two built in cupboards, tiled floor.

## BOILER ROOM

## STAIRS FROM RECEPTION HALL TO GALLERIED LANDING

16'2" x 12'5"

Vaulted beamed ceiling, two double glazed windows, two picture lights, radiator.

## MASTER BEDROOM

24'10" x 16'8"

Vaulted beam ceiling, panasonic air conditioning unit, two radiators.

## DRESSING ROOM

12'8" plus wardrobes x 8'9" plus wardrobes

Range of fitted furniture comprising two triple wardrobes, five double wardrobes and dressing table with mirror fitting, double glazed roof light.

## EN-SUITE BATHROOM

11'7" x 8'7"

White suite comprising free standing bath, low flush W/C and vanity unit with inset hand basin, tiled shower cubicle with twin head shower, two bathroom cabinets, double glazed roof light and double glazed window, underfloor heating, chrome radiator/towel rail.

## STUDY/GYM

24'4" x 13'7" plus two sliding double glazed windows

Vaulted beam ceiling, two sliding double glazed windows, two large double glazed picture windows extending outside to the balcony with views of the garden and pond, wood laminate floor, radiator.

## BEDROOM

24'3" x 18"

Formally two bedrooms with two doors to landing, vaulted beamed ceilings, panasonic air conditioning unit, two radiators. This room could provide two bedrooms measuring 18' x 11'11" and 12'6" x 11'6"



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## BATHROOM

13'11" x 11'6"

Large oval jacuzzi bath, vanity unit with two inset hand basins, low flush W/C, tiled shower cubicle with shower and jets, tiled floor, three mirror fittings with lighting above, radiator/towel rail.

## BEDROOM

12' x 7'6"

Wood laminate floor, vaulted beam ceiling, two wall lights, radiator.

## INNER LANDING

31' x 5'5"

Two double glazed windows, radiator.

## BEDROOM

16'5" x 13'10"

Vaulted beam ceiling, three double glazed windows, storage heater.

## EN-SUITE SHOWER ROOM

White suite comprising low flush W/C and pedestal hand basin, tile shower cubicle with Mira shower, tiled floor, half tiled walls, radiator.

## OUTSIDE

Forming part of main structure -

## OPEN FRONTED GARAGE/DRIFTWAY

16'8" x 9'4"

Outside W/C, electrical cupboard.

## INTEGRAL OPEN FRONTED GARDEN ROOM

20'4" x 13'6"

Stone floor.

## ADJOINING OAK BANK BARN

Block of three apartments forming the Bell Tower with the following ground floor Accommodation:

## KITCHEN/LIVING/BEDROOM

29'4" x 20'9"

Eight double glazed windows, five spotlight fittings, feature exposed brick walls and ceiling beams, Karndean style flooring, two designer radiators, electric heater.

Kitchen area comprising stainless steel sink unit with cupboards under, floor standing cupboard and drawer units with worktops, wall cupboards, integrated oven and four burner ceramic hob unit with extractor hood, integrated microwave and refrigerator.

## SHOWER ROOM

6'5" x 4'4"

White suite comprising low flush W/C and vanity unit with inset hand basin, tiled shower cubicle with rainhead shower and hand held shower, fully tiled walls, tiled floor, shaver point, chrome radiator/towel rail.

## FLATS 2 & 3

Each comprise the following accommodation:

## GROUND FLOOR

## ENTRANCE PORCH

## ENTRANCE HALL

15'8" x 3'8"

Stone Floor

## KITCHEN

16'6" x 8'7"

One and half bowl single drainer sink unit, cupboards under, floor standing cupboard and drawer units with worktops, wall cupboards, integrated oven, hob, refrigerator, freezer and washing machine, tiled floor, electric heater.

## STAIRS FROM ENTRANCE HALL TO FIRST FLOOR LANDING

## LIVING ROOM/BEDROOM

28'8" x 13'9" plus eaves

Walk-in wardrobe, four double glazed roof lights, two electric heaters.

## EN-SUITE SHOWER ROOM

White suite comprising hand basin and low flush W/C. large tiled shower cubicle with shower, double glazed roof light, tiled floor, chrome radiator.

## GARDENS & GROUNDS

Large car parking area.

The gardens are extensively lawned and include reclaimed stone features, stone set patio with brick surround, mature trees and specimen trees. The principle gardens front a pond and enjoy a south westerly aspect.

## SERVICES

Mains water, electricity and drainage.

N.B. Tests have not been made of electrical, water, gas, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services. The information given should therefore be verified prior to a legal commitment to purchase.

## TENURE

Freehold

## COUNCIL TAX FOR OAK BANK BARN

Band G

## COUNTIL TAX FOR APARTMENTS

Band A

## VIEWINGS

Viewings by appointment with Baker, Wynne and Wilson.

NB: Please note that the French Barn is excluded from the sale of the freehold.

Telephone: 01270 625214

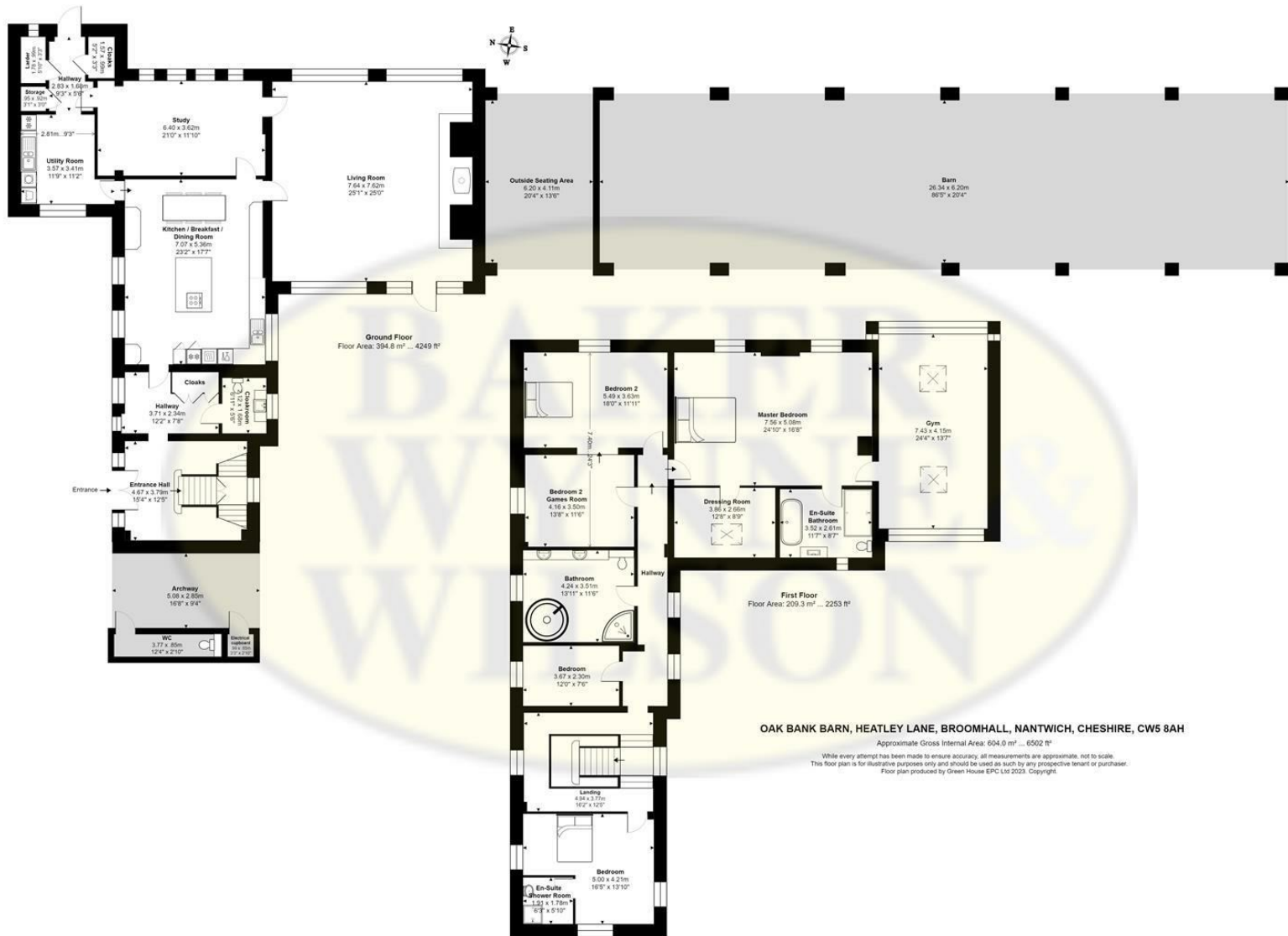






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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient -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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property