



Oak Bank Barn Heatley Lane, Broomhall, Nantwich, Cheshire, CW5 8AH  
£750,000

**BAKER  
WYNNE &  
WILSON**



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

#### 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. 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.

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.

#### LOCATION AND 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

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.

##### 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

21'0" 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



**BAKER  
WYNNE &  
WILSON**









**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.

**ENSUITE BATHROOM**

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**

11'7" x 8'7"  
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"

**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.

**ENSUITE 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**

Outside W/C, electrical cupboard.

**INTEGRAL OPEN FRONTED GARDEN ROOM**

Stone floor.

**GARDENS AND 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.

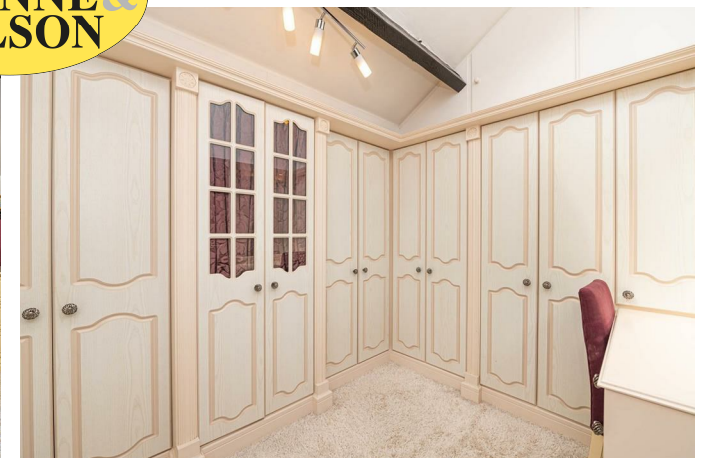
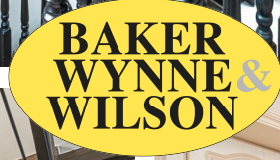
**TENURE**

FREEHOLD

**COUNCIL TAX BAND G**

**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

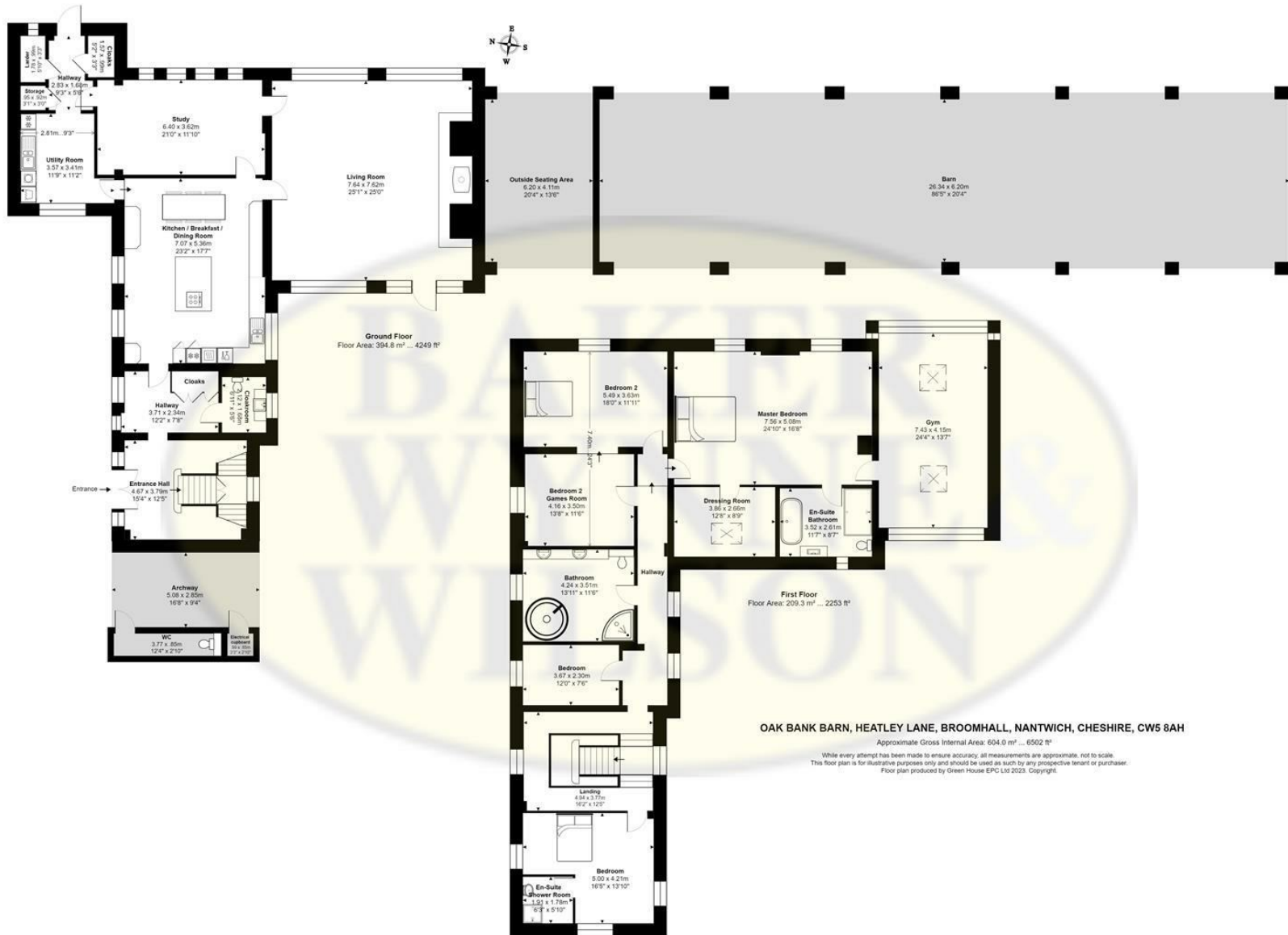






**BAKER  
WYNNE &  
WILSON**





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