



3 Porters Hill, Cholmondeley Road, Wrenbury, Nantwich, CW5 8HG
Guide Price £575,000



A SUPERB, WELL APPOINTED, SEMI DETACHED BARN CONVERSION, APPROACHED VIA A LONG DRIVEWAY WITH DOUBLE GARAGE AND A LOVELY GARDEN ENJOYING A SOUTHERLY ASPECT OVER COUNTRYSIDE TOWARDS THE CANAL, HALF A MILE FROM WRENBURY VILLAGE CENTRE.

SUMMARY

Reception Hall, Cloakroom, Sitting Room/Bedroom No. 4, Living Room, Kitchen/Dining/Family Room, Utility Room, Landing, Master Bedroom with Ensuite Shower Room, Two Further Bedroom, Bathroom, LPG Gas Central Heating, Double Glazed Windows, Communal Courtyard, Double Garage, Summer House, 115 foot South facing Garden.

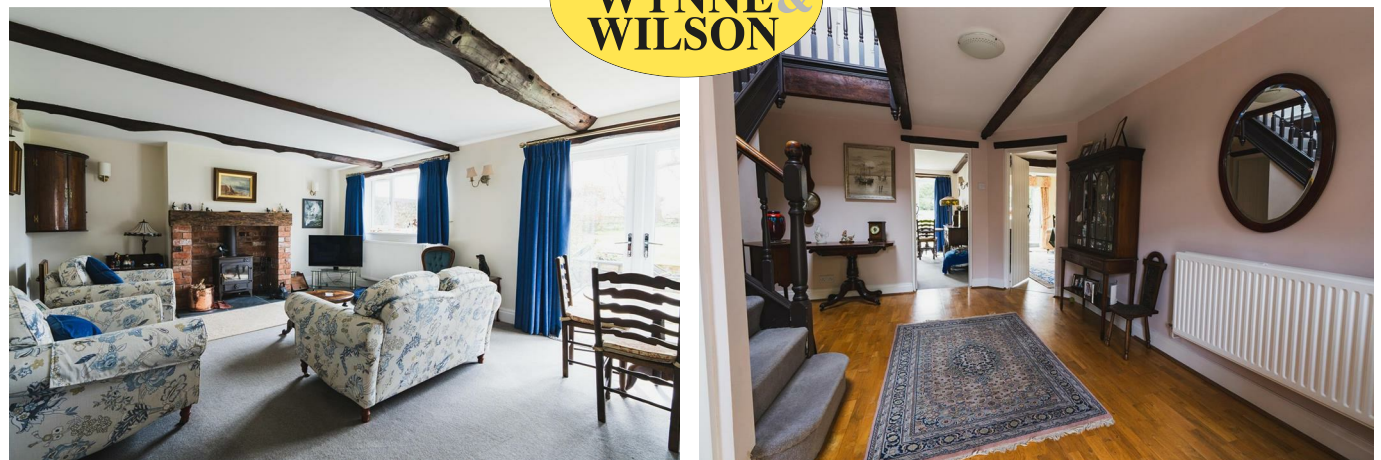
DESCRIPTION

This beautifully converted semi detached barn conversion is constructed of mellow brick under a slate roof. No. 3 forms one of only four barn conversions in a Courtyard setting. The present owner moved into the barn four years ago and since then has invested heavily with extensive capital expenditure. The overall result is a fantastic property that is in excellent condition, flexible and spacious, totalling about 2,100 square feet.

The barn whilst having an impressive reception hall, a well proportioned living room with Clearview stove, a 29'8" kitchen/dining/family room and a magnificent master bedroom, is in reality a home that is focussed on its South facing aspect and wonderful views.

LOCATION & AMENITIES

The property lies half a mile from Wrenbury village centre and a 300 yards stroll from the Dusty Miller, a traditional canal side public house/restaurant. Wrenbury is set amidst what is generally regarded as some of the finest countryside in South Cheshire, near to the Shropshire Union Canal. The village itself benefits from a wealth of local amenities including a shop/post office, catering for the educational, recreational and shopping needs of the villagers. This includes a doctors surgery and dispensary, a local railway station, a regular local bus service, excellent pub/restaurant and a primary school. Alternatively, the towns of Nantwich, Crewe and Whitchurch can provide further amenities not available in the village. Wrenbury is conveniently situated in relation to other nearby cities, towns and business centres with Chester, Liverpool and Manchester within commuting distance. The main line railway station is also nearby and the major Crewe terminal with express line to London Euston (90 minutes) only 9 miles away. The market towns of Nantwich (5 miles) and Whitchurch (6 miles), Chester (19 miles) and Tarporley (11 miles) are within easy reach.



DIRECTIONS

From Nantwich proceed along Welsh Row, turning left into Marsh Lane, proceed for 5 miles through Wrenbury village, over the swing bridge, proceed for a further 300 yards and the entrance to Porters Hill is located on the left hand side.

ACCOMMODATION

With approximate measurements comprises:

RECEPTION HALL

15'2" x 12'8"

Composite entrance door, understairs store, beamed ceiling, oak floor, radiator.

CLOAKROOM

4'9" x 4'3"

White suite comprising low flush W/C and pedestal hand basin, radiator.

SITTING ROOM/BEDROOM NO. 4

15'2" x 8'5"

Beamed ceiling, radiator.

LIVING ROOM

18'6" x 14'8"

Brick fireplace with slate hearth, timber mantle and Clearview wood burning stove, double glazed window and double glazed French windows to garden, beamed ceiling, three double wall lights, two single wall lights, radiator.

KITCHEN/DINING/FAMILY ROOM

29'8" x 18'6" maximum

Excellent range of kitchen furniture comprising floor standing cupboard and drawer units with granite and timber worktops, island unit/breakfast bar with granite worktop, wall cupboards, integrated oven, grill and warming drawer, induction five burner hob unit, integrated dishwasher, integrated refrigerator and freezer, ceramic single drainer sink unit with cupboards under, beamed ceiling, tiled floor, four double glazed windows and double glazed bi folding doors to garden, inset ceiling lighting, radiator.

UTILITY ROOM

11'4" x 6'3"

Stainless steel single drainer sink unit, cupboard under, composite door to side, tiled floor, plumbing for washing machine, hanging fitting, LPG central heating boiler, radiator.

13'8" x 10'2"

STAIRS FROM RECEPTION HALL TO FIRST FLOOR LANDING

Exposed wall timbers, eaves storage, double glazed roof light, access to loft, radiator.



MASTER BEDROOM

22'2" x 18'9" into ensuite

Round double glazed window, double glazed window and electrically operated double glazed roof light, two eaves storage cupboards, fitted wardrobes, two radiators.

ENSUITE SHOWER ROOM

9'8" x 6'8"

White suite comprising pedestal hand basin and low flush W/C, tiled shower cubicle with rain head shower and hand held shower, electrically operated double glazed roof light, bathroom cabinet with double mirrored doors, chrome radiator/towel rail.

BEDROOM

10'7" plus eaves x 9'3"

Exposed wall timbers, radiator.

BEDROOM

10'10" plus eaves x 7'3"

Electrically operated double glazed roof light, exposed wall timbers, radiator.

BATHROOM

9'8" x 9'4"

White suite comprising panel bath with mixer shower and shower over, low flush W/C and pedestal hand basin, electrically operated double glazed roof light, wood laminate floor, fully tiled around bath, chrome radiator/towel rail.

OUTSIDE

The development is approached over a sweeping tarmac drive to a communal gravel car parking and turning area. Visitor parking. Brick built slate roofed DOUBLE GARAGE in block of five 16'8" x 16'8" electrically operated rollover door. Exterior light, outside power points, outside tap, garden shed, log store.

GARDENS

Large Indian stone flagged patio with brick surround and raised brick border. Steps to Indian stone flagged path continuing to a further flagged patio and Olympian SUMMER HOUSE 9'9" x 7'9" four double glazed windows and French doors, two double wall lights, power. The garden is extensively lawned with specimen trees, flower and herbaceous borders and a silver birch. The garden measures about 115 feet by 45 feet and enjoys a Southerly aspect over countryside towards Llangollen canal.

SERVICES

Mains water and electricity, private drainage.

N.B. Tests have not been made of electrical, water, 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. Management charge to be confirmed - Porters Hill Management Company

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COUNCIL TAX

Band F. Payable 2024/25 is £3,155.59.

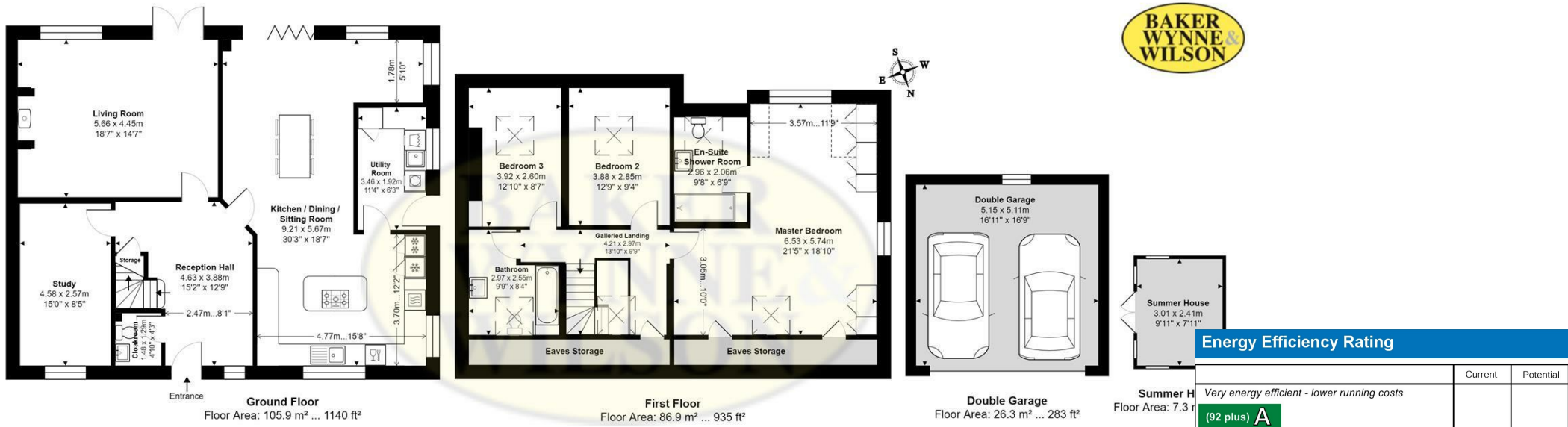
VIEWINGS

By appointment with Baker Wynne & Wilson
01270 625214





**BAKER
WYNNE &
WILSON**



3 PORTERS HILL, CHOLMONDELEY ROAD, WRENBURY, NANTWICH, CHESHIRE, CW5 8HG

Approximate Gross Internal Area: 226.3 m² ... 2436 ft² Includes Outbuildings
 Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.
 This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.
 Floor plan produced by Leon Sancese from Green House EPC Ltd 2024. Copyright.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
		51	61
		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



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