



The Bothy, Church House Farm Coole Lane, Austerson, Nantwich, CW5 8AB  
Price Range £565,000

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WILSON**



## KEY FEATURES

- This remarkable Conversion draws inspiration from its agricultural surroundings, seamlessly blending modernity with rustic architecture
- Within an award-winning development of only 5 dwellings
- Quality craftsmanship incorporating exposed pitch pine timbers, dressed sandstone and natural stone finishing, with great attention to detail. 'Stovax' stoves. Feature Sandstone fireplaces.
- The Bothy spans over 2100 sq. Ft GEA, intelligently utilising the voluminous space inherent in the agricultural barn vernacular to create lofty and inviting living areas.
- Two storey vaulted and galleried reception/dining hall, fully appointed and spacious dining kitchen
- Lounge with feature fireplace, attractive south facing aspects over private gardens
- Vaulted master bedroom with Juliet balcony and en-suite, bedroom two with en-suites, bedroom three, family bathroom with jacuzzi bath
- Delightful established South facing specimen gardens with garden buildings and storage facilities

This extraordinary three-bedroom, two-bathroom, attached Barn Conversion is a rich tapestry of original features and confident architectural flair. Forming part of an award-winning development, set around a cobbled courtyard in a picturesque rural setting, approx. 15 minutes walk from Nantwich centre. The interior is also an exercise in tactility, where stone, wood, and plaster meet to bring a subtle craft to the grand volumes of its two storeys

## SUMMARY

Open plan Reception/Dining Room, Living Room, Open Plan Family Dining Kitchen FF: Landing with, Principal Bedroom(1), Ensuite Shower Room, Bedroom(2) Ensuite Shower Rooms, Bedroom(3) with fitted wardrobes, Bedroom(4), Bathroom. Oil C.H. UPVC Double Glazing. Beautifully well-established landscaped south facing gardens. Home Intruder Alarm.  
EV 7kw car charging point. by separate negotiation.

## DIRECTIONS TO CW5 8AB

What 3 words /// heeding.pesky.housework  
Proceed out of Nantwich along Wellington Road and turn right onto Park Rd/A530. Continue to follow A530 and turn left onto Coole Lane where the entrance to the development is on the left-hand side





## OUT & ABOUT

Church House Farm is situated amidst South Cheshire farmland, a noted agricultural locality renowned for its scenic qualities. The fields to the North slope down to the River Weaver whilst, across the open farmland, the Shropshire Union Canal is situated to the South-East. The development has the benefit of the peaceful surroundings of Austerson with endless scope for walking, with many scenic routes including the Sandstone trail & the South Cheshire Way, whilst being conveniently positioned within a walkable distance to Nantwich, which is one of the loveliest & most interesting towns in the country, well-known for its striking architecture and lively gastronomic scene,

## AGENTS REMARKS

Comment by Mark Johnson FRICS at Baker Wynne and Wilson

A former farmyard barn, where the architectural profile feels perfectly in keeping with the rural vernacular, while restorations and sensitive interventions add a sophisticated modern touch to the entire experience of the space.

## ACCOMMODATION

With approximate measurements comprises:

### GALLERIED RECEPTION/DINING ROOM

20'4" maximum x 15'6"

A memorable entrance space with vaulted galleried reception area, attractive pine staircase ascending to first floor with a spindle galleried balustrade, ceiling beams and purlins, feature sandstone surround fireplace with stone hearth and mantel over, radiator, double glazed window to west elevation, central heating thermostat, under stairs cupboard and sectional glazed double doors lead to:

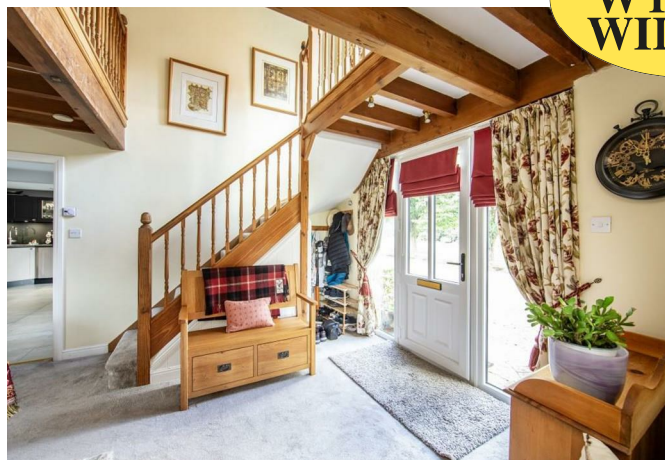
### LIVING ROOM

17'1" x 16'11"

A delightful reception room with wealth of exposed ceiling beams, Exposed Cheshire chimney breast/fireplace on raised York stone hearth brick, cast iron log burner, double glazed window to side elevation, double radiator, television point, radiator within panel, full width uPVC double glazed doors to south facing gardens.



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## OPEN PLAN FAMILY DINING KITCHEN

17'1" x 18'4"

Beautifully appointed " Kitchen hub " luxury fitments ( fitted June 2022 ) providing a superb range of stunning high-quality base and wall mounted units, attractive slate effect working surfaces, Corner grey coloured sink with QUOOKER hot water tap.

FITTED APPLIANCES include

Integrated dishwasher, Built in self cleaning double electric oven with warming drawer, five ring induction hob with Blaupunkt extractor hood over, contemporary wall mounted radiators, uPVC double glazed windows to east and west elevations, uPVC double glazed composite door to courtyard, uPVC double glazed windows to both front and back elevations. ceramic tiled floor.

## FIRST FLOOR GALLERIED LANDING

Vaulted ceiling incorporating a wealth of expose beams, purlins and part truss sections, , double radiator, full height uPVC double glazed window overlooking courtyard.

## PRINCIPAL BEDROOM 1

17'1" x 15'7"

Enjoying outstanding views over south facing Cheshire countryside via full height arched double glazed window incorporating sliding double glazed doors to Juliet balcony and overlooking rear gardens, chimney breast with recessed York stone hearth set in an attractive brick and sandstone fire surround and having a pine mantel, double radiators

## ENSUITE SHOWER ROOM

Enclosed shower cubicle, fully tiled walls, tiled floor, WC, vanity wash basin with cupboards beneath, recessed ceiling lighting.

## BEDROOM TWO

12'9" x 18'4"

uPVC double glazed windows overlooking courtyard, vaulted ceiling incorporating exposed King truss section, double radiator, Linen Cupboard incorporating shelving, built-in wardrobe

## ENSUITE SHOWER ROOM

Double walk-in shower cubicle, wash basin with cupboards above and beneath, WC, chrome towel radiator, uPVC double glazed window, tiled floor, part tiled walls and recessed ceiling lighting.

## BATHROOM

Corner jacuzzi bath with sensory lights, vanity wash basin upon stand unit with cupboards beneath, tiled floor, chrome towel radiator, part tiled walls, exposed beam and purlin, extractor fan and uPVC double glazed window to west elevation.

## BEDROOM THREE

8'4" x 11'5"

Radiator, partially vaulted ceiling incorporating exposed beam and purlin, uPVC double glazed window to west elevation, fitted wardrobes.

## EXTERIOR

Delightful, enclosed South facing private gardens extending to the rear of the property and benefiting from a large York stone paved patio/ entertaining area, sheltered by high brick walling and laurel hedging, deep lawned section bordered by well stocked flower beds. Large timber garden cabin/ work from home office/store both sections with light and power. The garden further benefits from access from off Coole Lane via double recently fitted high quality hard wood entrance gates. Parking is located within the tree lined part cobbled communal courtyard.

## TENURE

Freehold.

## SERVICES

Oil fired central heating, mains water, electricity, private drainage and electric 7 kw charging point. The property is fully alarmed with a maintenance contract in force Management committee charges

## COUNCIL TAX

Band F.

## VIEWINGS

By appointment with Baker Wynne and Wilson  
Tel: 01270 625214

## MARK JOHNSON FRICS

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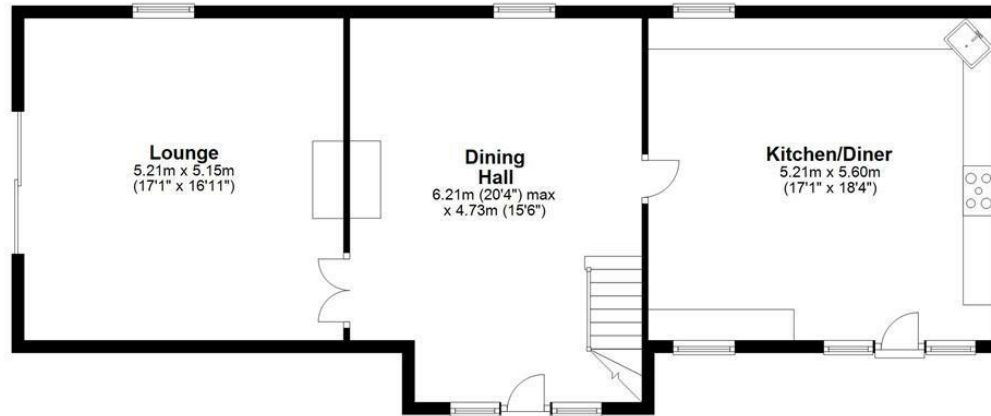


[www.bakerwynneandwilson.com](http://www.bakerwynneandwilson.com)






**Ground Floor**  
Approx. 85.4 sq. metres (918.9 sq. feet)



**First Floor**  
Approx. 85.5 sq. metres (920.1 sq. feet)



Floorplan is for illustrative purposes only  
Plan produced using PlanUp.

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	

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