



Swallow Fields, Baddiley Lane, Baddiley, Nantwich, CW5 8BP

Guide Price £1,150,000

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AN INDIVIDUAL AND VERSATILE DETACHED BARN CONVERSION WITH EXCELLENT EQUESTRIAN FACILITIES SITTING IN 3.60 ACRES ENJOYING FINE OPEN VIEWS OVER COUNTRYSIDE, THREE MILES FROM NANTWICH TOWN CENTRE.

SUMMARY

Entrance Porch, Dining Hall, Sitting Room, Utility/Second Kitchen, Kitchen/Dining/Sitting Room, Six Double Bedrooms, Four Bath/Shower Rooms, Utility Room, Oil Central Heating, uPVC Double Glazed Windows, Boiler Room, Courtyard, Garden Room/Home Office, American Barn including five Stables, Dutch Barn, Ménage (20m x 40m), Post and Rail Paddocks of pasture. About 3.60 acres.

DESCRIPTION

Swallow Fields, formerly a milking parlour, was converted to a high specification by the Garnett family about 24 years ago. Constructed of brick under a tiled roof it stands well back from the lane, approached over a gravel drive. It was purchased by the current owners 16 years ago and has been enlarged and redeveloped to satisfy their lifestyle and equestrian needs over the intervening years. The property itself could easily be split into two self contained four and two bedroom properties for multi generational living. It has been improved to a high standard and offers extremely versatile, predominantly single storey, living accommodation.

Swallow Fields offers a number of equestrian facilities including an American barn, including five stables, a wash down area and tack room, rubber based silica sand ménage providing the perfect space for training and exercising horses, Dutch barn, pasture land divided into five post and rail paddocks and two large gravel areas ideal for parking and unboxing. There is also a garden room/home office with its own central heating system.

LOCATION & AMENITIES

Swallow Fields is situated in a lovely rural position, just 3 miles from Nantwich town centre. The popular pub/restaurant, The Farmers Arms, is a half a mile from the house. The picturesque village of Wrenbury is 2 miles and has a medical centre, primary school, tennis and bowling clubs, church, public house, village store/post office. Nantwich hosts many events throughout the year, including the annual Jazz festival, the Nantwich show and food festival. There are monthly farmers markets in the Square and a range of performances at the Players Theatre. The large part of the towns character and charm is the number of boutique shops and independent restaurants, located within attractive historical buildings. Swallow Fields is well placed for access to the major road networks and junction 16 of the M6 motorway is 13 miles, Crewe station 8 miles, has direct services to London Euston (90 minutes).

There are many popular schools at both primary and secondary level in Nantwich and its surrounding villages. For those seeking private education the Kings and Queens in Chester, the Grange in Hartford, Newcastle Under Lyme school and Ellesmere College are all within 20 miles.

DIRECTIONS

From Nantwich take the A534 Chester Road (Welsh Row), turn left into Marsh Lane, proceed for 2.8 miles and the property is located on the left hand side.

ACCOMMODATION

With approximate measurements comprises:



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ENTRANCE PORCH

Quarry tiled floor, composite entrance door.

DINING HALL

17'4" x 17'3"

Beamed ceiling, two double wall lights, two double glazed windows, boarded floor, two radiators.

SITTING ROOM

17'0" x 14'6"

Brick fireplace with oak mantle, stone hearth and wood burning stove, three double glazed windows, beamed ceiling, three double wall lights, two radiators.

UTILITY ROOM/SECOND KITCHEN

17'1" x 10'10"

One and half bowl single drainer sink unit, cupboards under, floor standing cupboard and drawer units with worktops, wall cupboards, extractor hood, integrated refrigerator and freezer, beamed ceiling, composite stable door to courtyard, two double wall lights, beamed ceiling, tiled floor, two double glazed windows, radiator. Door to potential annexe.

INNER HALLWAY

15'2" x 3'4"

Tiled floor, radiator.

BEDROOM NO. 5

13'3" x 10'2"

Access to loft, radiator.

BEDROOM NO. 6

13'3" x 9'7"

Radiator.

BATHROOM

8'3" x 10'6" into shower

White suite comprising panel bath, low flush W/C and vanity unit with inset hand basin, tiled shower cubicle with rain head shower, inset ceiling lighting, tiled floor, double glazed roof light, radiator.

UTILITY ROOM

6'9" x 6'3"

Double glazed roof light, plumbing for washing machine, tiled floor, door to courtyard.

KITCHEN/DINING/SITTING ROOM

28'9" x 15'7"

Bespoke fitted kitchen units comprising ceramic one and half bowl single drainer sink unit, cupboards under, floor standing cupboard and drawer units with worktops, wall cupboards, dresser unit, larder cupboard, integrated dishwasher, integrated refrigerator and freezer, wine rack, Neff microwave, wine cooler, Cuisine Master LPG range style cooker with extractor hood above, central brick fireplace with stone hearth, two oak mantles and wood burning stove, tiled floor, double glazed French windows to courtyard, vaulted ceiling with spot lights, eight double glazed roof lights, two radiators.

INNER HALLWAY

39'0" x 3'10"

Three double glazed windows, built in linen cupboard with radiator, three double wall lights, two radiators, walk in computer room (4'9" x 4'9") with shelving and desk.



BEDROOM NO. 4

12'9" x 12'8"
Access to loft, radiator.

BATHROOM

9'5" x 8'6"
White Heritage suite comprising corner bath, low flush W/C and pedestal hand basin, tiled shower cubicle with Mira shower, lit mirror fitting, inset ceiling lighting, panelled walls to dado, radiator.

BEDROOM NO. 3

16'11" x 12'10"
Wood laminate floor, inset ceiling lighting, two double glazed windows, radiator.

BEDROOM NO. 2

12'8" x 10'11"
Two double glazed windows, radiator.

ENSUITE SHOWER ROOM

6'9" x 5'1"
White heritage suite comprising low flush W/C and pedestal hand basin, tiled shower cubicle with Mira shower and mirror fitting, part tiled walls, radiator.

STAIRS FROM DINING HALL TO FIRST FLOOR LANDING

PRINCIPLE BEDROOM

17'2" x 13'7"
Double glazed window and two double glazed roof lights, eaves storage, radiator.

ENSUITE SHOWER ROOM

7'6" x 5'8"
White Heritage suite comprising pedestal hand basin and low flush W/C, tiled shower cubicle with Mira shower, part tiled walls, lit mirror fitting.

OUTSIDE

Forming part of main structure: Boiler Room 5'3" x 5'3", Oil fired central heating boiler, Gledhill cylinder. Tiled porch and veranda with tiled floors. Outside tap, exterior lighting, tarmacadam courtyard.

Timber constructed GARDEN ROOM/HOME OFFICE 23'0" x 9'10", floor standing cupboard and drawer units with worktops, Vokera propane gas central heating boiler, two double glazed windows and French windows to patio, tiled floor, two radiators. Walled flagged patio. MENAGE 40m x 20m with rubber and silica sand base. Enclosed oil tank. Large gravel car parking and turning area. Five bar gate leads to a further enclosed gravel area ideal for unboxing. Timber and corrugated DUTCH BARN 26'9" x 17'9" two containers, Block and Timber constructed AMERICAN BARN (2009) 47'2" x 29'0" currently comprising five stables, wash down area with power and shower and a tack room. Potential to create more stables in required.

Promap for identification purposes only.

GARDENS

The gardens extend to the front and rear and are extensively lawned with specimen trees.

LAND

The land in permanent pasture extends to the South and East of the property with some oak trees and a field shelter.

SERVICES

Mains water and electricity. Septic tank 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.

COUNCIL TAX

Band G.

VIEWING

By appointment with Baker Wynne and Wilson
Tel: 01270 625214



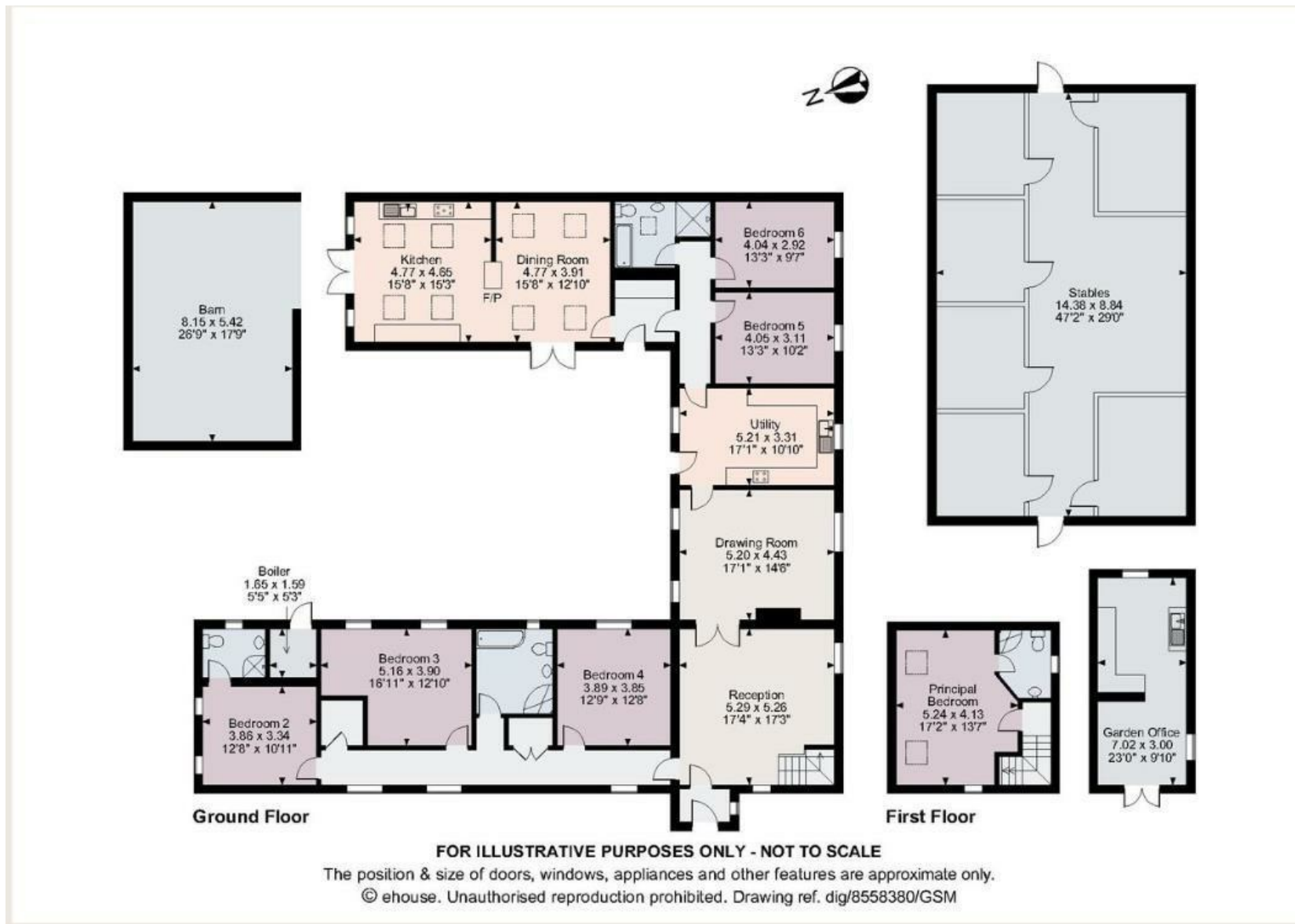


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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