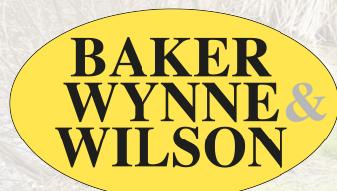




**Drake House, Marbury Hall Farm Marbury, Whitchurch, SY13 4LP**  
Guide Price £500,000



A LARGE AND FABULOUS SEMI DETACHED BARN CONVERSION FORMING PARK OF MARBURY HALL FARM, A PRESTIGEOUS DEVELOPMENT IN A WONDERFUL RURAL PARKLAND SETTING, ON THE EDGE OF THE PICTURESQUE VILLAGE OF MARBURY. NO CHAIN

## SUMMARY

Dining Hall, Cloakroom, Living Room, Inner Hall, Dining Room, Kitchen, Utility Room, Landing, Principle Bedroom with Ensuite Bathroom, Three Further Bedrooms, Bathroom, LPG Underfloor Heating (ground floor), Oak Framed Double Glazed Windows, Open Fronted Double Garage, Gardens.

## DESCRIPTION

Approached over a long tree lined drive, enjoyed magnificent views and forming part of an exclusive collection of barn conversions by award winning developers - Chris Jaram Homes. Constructed of brick under a slate roof the property is approached over a long shared tarmacadam drive and its own tarmacadam drive.

The stunning home, which excels in every regard is not just a terrific dwelling to live in, but also offers a fantastic lifestyle opportunity which provides the best elements of rural life on the doorstep, combined with a position that is not isolated.

The property features particularly light, well proportioned and versatile accommodation extending to about 2,150 square feet. The above coupled with its glorious setting add up to a rare buying opportunity.

## LOCATION & AMENITIES

From the tree-lined driveway there are views over Marbury village (½ mile), with its 15th Century Church, two meres and the highly regarded Swan at Marbury. The village green boasts a magnificent Oak tree planted in 1814. The village hall provides a base for a range of local events. Marbury, despite its rural charm, is situated close to both the A49 and A41.



## APPROXIMATE DISTANCES

Whitchurch 4 miles  
Nantwich 8 miles  
Crewe Station (London Euston 90 minutes, Manchester 40 minutes) 13 miles  
Chester 20 miles  
Shrewsbury 28 miles  
Manchester 47 miles

## DIRECTIONS

From Nantwich proceed along Welsh Row and turn left into Marsh Lane, proceed for 4.8 miles into the centre of Wrenbury, turn left (signed Marbury and Whitchurch) just after the church into New Road, proceed for 2.8 miles into the centre of Marbury, with The Swan on your right, turn left into Hollins Lane, proceed for half a mile and turn right adjacent to a black and white lodge, proceed for 300 yards and take the first turn on the left. The property is located straight ahead.

## ACCOMMODATION

With approximate measurements comprises:

### DINING HALL

17'10" x 10'6"

Oak floor, entrance door, two double glazed picture windows.

### CLOAKROOM

White suite with low flush W/C and hand basin, Worcester LPG boiler.

### LIVING ROOM

21'8" x 17'8"

Four pairs of double glazed picture windows, four up lights.

### INNER HALL

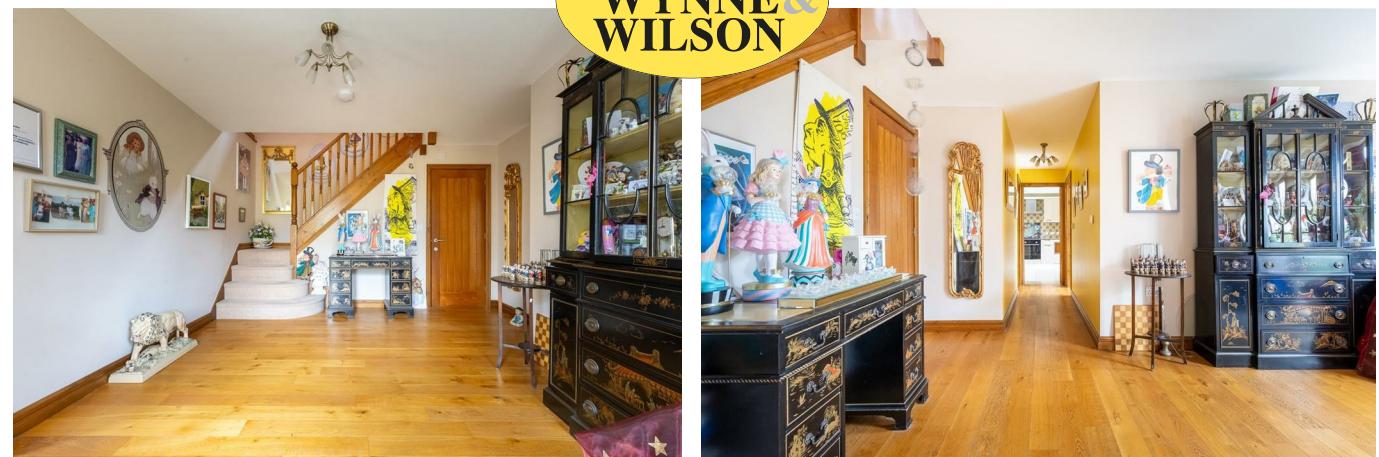
11'4" x 2'10"

Oak floor.

### DINING ROOM

10'2" x 8'9"

Double glazed picture window, full height mirrored walls.



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## KITCHEN

17'8" x 12'8"

Stainless steel sink unit, floor standing cupboard and drawer unit with granite worktops, wall cupboards, Sharp dishwasher, integrated refrigerator/freezer, Bosch integrated oven, four burner LPG gas, hob unit with extractor hood above, Hotpoint integrated microwave, tiled floor, inset ceiling lighting, double glazed picture window and double glazed window.

## UTILITY ROOM

9'3" x 5'1"

Stainless steel single drainer sink unit, cupboards under, plumbing for washing machine, wine cooler, integrated washing machine, wine cooler, tiled floor, door to rear.

## STAIRS FROM DINING HALL TO FIRST FLOOR GALLERIED L

Exposed wall timbers, cylinder and airing cupboard, radiator.

## INNER LANDING

10'6" x 3'0"

Exposed wall timbers.

## PRINCIPLE BEDROOM

21'7" x 17'10" overall

Vaulted beamed ceiling, three double glazed windows, two radiators.

## ENSUITE BATHROOM

8'5" x 8'3"

White suite comprising panel bath, pedestal hand basin and low flush W/C, tiled shower cubicle with shower, tiled floor and walls, chrome radiator/towel rail.

## BEDROOM NO. 2

18'0" x 11'0"

Vaulted beamed ceiling, two double glazed windows, radiator.

## BEDROOM NO. 3

12'7" x 7'9"

Inset for wardrobe, access to loft, radiator.

## BEDROOM NO. 4/OFFICE

10'3" x 8'5"

Exposed wall timbers, radiator.

## BATHROOM

12'0" x 6'2"

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

## OUTSIDE

Open fronted DOUBLE GARAGE (former Driftway 25'0" x 17'9") block paved. Exterior lighting, outside taps.

## GARDENS

The front garden is lawned with herbaceous and flower borders, specimen trees and a flagged patio. There is a flagged garden to the rear.

## SERVICES

All mains water and electricity are connected. Private drainage system. LPG central heating.

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

Long leasehold (999 years from May 2003)

## MANAGEMENT COMPANY

The residents own management company and service charge is £225 every third month.

## COUNCIL TAX

Band F.

## VIEWINGS

By appointment with BAKER, WYNNE & WILSON.  
38 Pepper Street, Nantwich. (Tel No: 01270 625214).

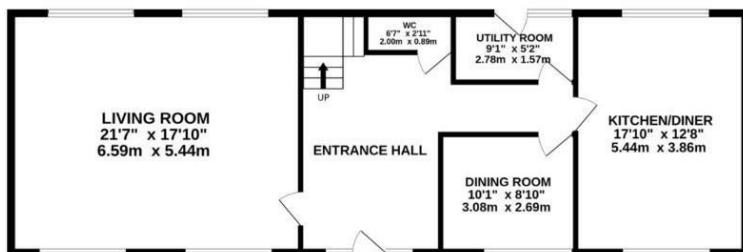




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[www.bakerwynneandwilson.com](http://www.bakerwynneandwilson.com)

**GROUND FLOOR**  
980 sq.ft. (91.0 sq.m.) approx.



**1ST FLOOR**  
989 sq.ft. (91.9 sq.m.) approx.

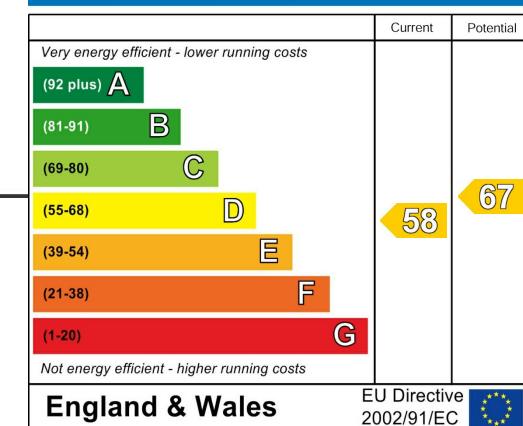


**TOTAL FLOOR AREA : 1969 sq.ft. (182.9 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**Energy Efficiency Rating**



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Interested? Let's Talk 01270 625214  
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