



The Cow Shed 2, Hurst Hall Barns

Guide Price £ 900,000



The Cow Shed

Marbury, Nr. Whitchurch SY13 4LU

Providing stunning views across rolling countryside towards the Peckforton and Bickerton Hills, this contemporary well-proportioned 4 Bedroom property has been developed by Chartland Homes to a particularly high standard and specification and is within walking distance of “The Swan”, in Marbury, recently awarded ‘Best Pub in the North West 2023’.

- Stunning elevated views.
- Contemporary design.
- Well-proportioned open plan living accommodation.
- 4 Double bedrooms and 3 Bath/Shower rooms.
- Underfloor heating throughout.
- Green efficient air source central heating system.
- Rainwater Harvesting System.

Location

Marbury has been quoted in the media as “the beautiful village you’ve probably never heard of with one of the UK’s best pubs” (The Swan) which was awarded ‘The Best Pub in the North West 2023’. However, Marbury also offers so much more than this popular watering hole, delightful walks can be enjoyed along the rural footpaths including the towpath of the Shropshire Union Canal and around the two Meres (Little and Big). There is also the historic village church as well as a vibrant village hall. Many events are held in the village including the famous two-day traditional country show every May, Marbury Merry Days. Everyday shopping facilities are available at Wrenbury village or alternatively Whitchurch town centre, 3 miles. Rugby, Cricket, Hockey and Football clubs are available at Whitchurch as well as the MacDonald Hill Valley Golf and Country Club. Marbury is ideally situated near mainline rail links - stations at Whitchurch and Wrenbury - to the South or Crewe and Manchester.

Accommodation

The impressive and welcoming **Reception Hall** with its **3.5m ceiling height** and glazed inner walls provides stunning views through the property to the rolling countryside and Bickerton Hills beyond. A heated limed oak effect tiled floor runs throughout the Reception Hall, Inner Hallway and into the well-appointed Cloakroom as well as the stunning **8.4m Kitchen/Dining/Family Room** which in turn is open plan to the living room creating a **13m overall Reception/Living Space**. Features within the **Living Room 5.9m x 4.3m** don’t only include the stunning views that can be enjoyed via the **3.1m x 2.3m** glazed wall of sliding doors which open onto an Indian stone



entertaining terrace running the full rear elevation of the property, there is also a **4m x 2.3m** internal glazed wall to the **Inner Hallway**, an elevated double sided log burner also serves the **Open Plan Dining/Family Area** measuring **5.9m x 4.3m**, this also includes a **3.1m x 2.3m** glazed wall of sliding doors making the most of the spectacular views and opening onto the Indian stone patio. The **Family Dining** area is open plan to the spacious **Kitchen 4.8m x 4.1m** which is particularly well appointed and includes a large centre island finished with an induction hob and quartz work surface which extends into a **Breakfast Bar**, integrated Bosch appliances include a fan assisted oven, microwave combi oven, larder fridge, larder freezer, dishwasher and wine chiller. Off the **Reception Hall** there is a recessed **Cloaks/Hanging Area** which leads to the **Utility Room 2.6m x 2.5m** fitted with a quartz work surface, additional storage cupboards and space beneath the worksurface for a washing machine and condenser dryer.

The property provides **Four Double Bedrooms** and **three Bath/Shower Rooms**. The **Master Bedroom Suite 5.6m x 4.4m** overall enjoys stunning views across rolling countryside to the Peckforton and Bickerton Hills via a glazed wall of three sliding doors, there are two built in double wardrobes and a well-appointed **Ensuite Shower/Wet Room** finished with a heated tiled floor. **Guest Bedroom Two 4.9m x 4.3m** overall has a glazed sliding door opening to a covered sitting area which overlooks the side garden, there is also a walk-in dressing area and **Ensuite Shower/Wet Room**. **Bedroom Three 4.4m x 3m** and **Bedroom Four 4.1m x 2.9m** both benefit from built in wardrobes. The well-appointed **Family Bathroom** is fitted with a large panelled bath, quadrant shower enclosure, wall mounted wash hand basin with drawer units beneath, low level WC, heated towel rail and heated tiled floor.

Externally

The property is initially approached over a shared drive to the property for Hurst Hall and Hurst Hall Barns. This leads to a gated entrance for the property which opens onto a large gravelled front forecourt providing ample parking and turning space with an Indian stone pathway running to the recessed front porch. A side garden includes a stocked border, shaped lawn area, loggia style covered sitting area and an Indian stone pathway which leads to the large **24m x 3.6m Entertaining Terrace** which runs the full width and beyond of the rear elevation. This provides stunning elevated views over the rolling countryside and beyond with steps from the terrace leading down to a lawned garden area beyond.

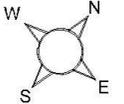
Directions

From The Swan in Marbury village head towards Wrenbury on Wrenbury Road for just over half a mile and the driveway to Hurst Hall and Hurst Hall Barns will be found on the left-hand side. Proceed up the drive taking the left fork which leads into the courtyard for Hurst Hall Barns and the property will be found on the right-hand side.





The Cow Shed, 2 Hurst Hall Barns, Marbury, Whitchurch



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8567308/SS

Services/Tenure

Mains Water, Electricity, Shared Private Drainage / Freehold.

Viewing

Strictly by appointment with Cheshire Lamont Tarporley.

IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

CH01 Ravensworth 01670 713330