



1 Parkside Barns, Chorley



1 Parkside Barns,

Wrenbury Rd, Chorley, CW5 8JT

This delightful two bedroom barn conversion was originally developed by Barn Conversion Specialists Chartland and benefits from a green efficient air source central heating system. The property is set within an attractive cobbled courtyard and benefits from mature well stocked gardens and a large double garage.

- Reception Hall, well-appointed Kitchen open plan to a large 6.5m Living/Dining Room.
- 2 Double Bedrooms, 2 Bath/Shower Rooms.
- Attractive well stocked secluded gardens, double garage.
- Green efficient air source central heating system.
- Underfloor heating throughout the ground floor, heated tiled floor in both bath and shower room.

Accommodation

From the courtyard the front door opens to a **Reception Hall**, this is finished with a heated marble tiled floor which continues seamlessly into the kitchen, a staircase rises to the first floor. The **Kitchen** is extensively fitted with wall and floor cupboards and complimented with Cashmere White granite work surfaces, appliances include a Rangemaster cooker with double oven and five ring ceramic hob with extractor above, there is an undercounter fridge, freezer and slimline dishwasher. The **Kitchen is open plan to a generous 6.5m X 3.6m Living/Dining Area** this is fitted with a log burning stove and an engineered oak floor. A set of glazed double doors open onto a decked **Sitting/Entertaining** area overlooking the well-stocked gardens.

To the **First Floor** there are two double bedrooms and two bath/shower rooms. **Bedroom One 3.7m x 3.5m** benefits from built in double wardrobes and a well-appointed shower room with heated tiled floor. **Bedroom Two 3.7m x 2.6m** benefits from built in wardrobes. The **Bathroom** is fitted with a double end panelled bath with mixer tap serving a handheld shower head, wash hand basin, low level WC, heated towel rail and heated tiled floor.

Externally

The attractive and secluded rear garden includes a decked sitting area which can be directly accessed from the living room creating a convenient and easily accessible alfresco entertaining area with lawned gardens beyond, edged with mature well stocked borders. A pathway to the side runs through a pergola with grapevine, this leads to a pedestrian gate at the bottom of the garden which opens onto the driveway for the development.



There are also two car parking spaces situated to the front of the large **Double Garage** being in addition to a parking space within the courtyard.

Services/Tenure

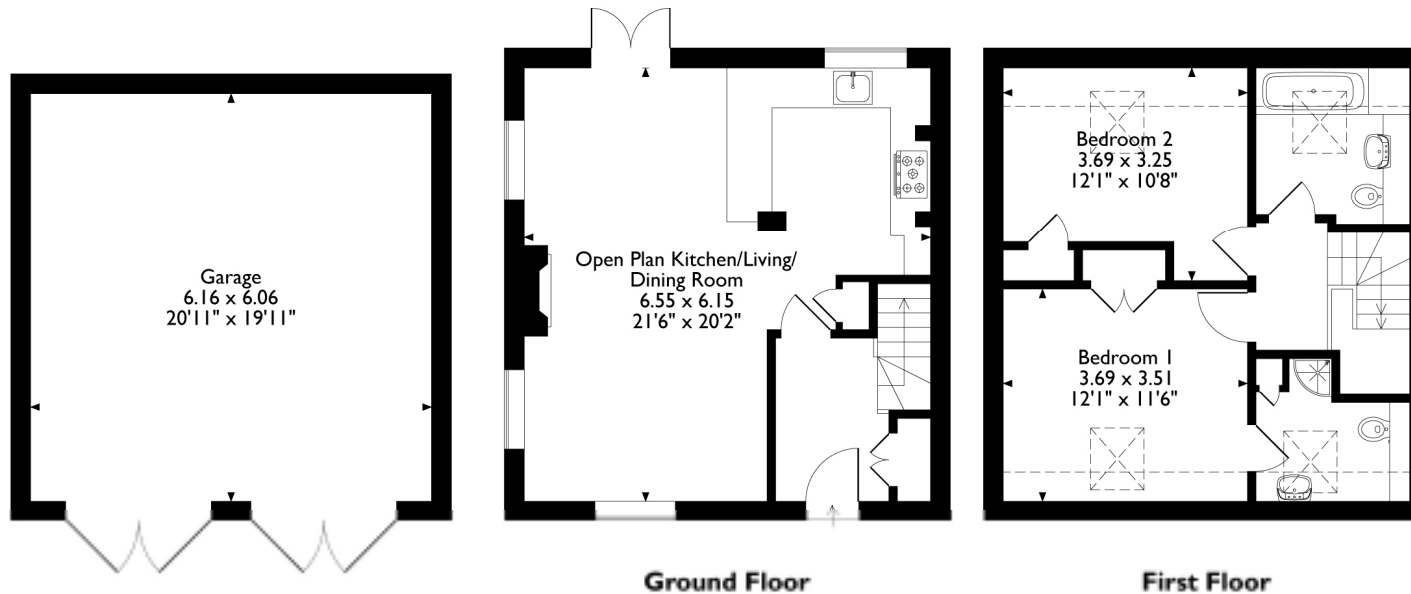
Mains water, electricity, private drainage, air source central heating/Freehold.

Directions

Approaching the property from either Whitchurch or Tarporley on the A49, upon reaching the Cholmondeley Arms public house, turn for Wrenbury along Wrenbury Road and follow this road for one mile and Parkside Barns will be found shortly after a small bridge on the right hand side. **What 3 Words** - sandpaper.racks.legend.



Approximate Gross Internal Area
 Main House = 797 sqft/ 74 sqm
 Garage = 398 sqft/ 37 sqm
 Total = 1195 sqft/ 111 sqm



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Viewing - Strictly by appointment with Cheshire Lamont Tarporley 01829 730700.

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