



**CHESHIRE  
LAMONT**

**Aston Juxta Mondrum, Nr. Nantwich**

## 2 Highfield Barns, Aston Juxta Mondrum, Nantwich, Cheshire, CW5 6DU.

Highfield Barns is a development of just four properties creating an attractive courtyard development originally converted by leading barn conversion specialists Chartland to a high specification and finish. The property offers particularly well-proportioned accommodation extending to in excess of 2,400 sq. ft. including a magnificent 32' kitchen dining family room, four large double bedrooms and three well appointed bath/shower rooms. Externally there are professionally landscaped gardens offering attractive views and a double garage.

- Spacious light and elegant reception hall, well-proportioned living room with log burner, magnificent 32' open plan kitchen dining living room, utility and cloak room.
- Four large double bedrooms, three bath/shower rooms (two en-suite), and master bedroom also with dressing room.
- Professionally landscaped gardens with attractive views beyond, double garage with electrically operated up and over doors, electric car charging point.

### Location

Highfield Barns is situated about 2 miles from the rural village of Church Minshull. The village is named in the Domesday Book and is a designated conservation area having many beautiful Tudor houses. There is an historic Queen Anne church, a busy village hall and a popular pub/restaurant. For a wider range of amenities the ancient market town of Nantwich is just 4 miles away. There are excellent equestrian facilities just 4 miles away at The South View Competition and Training Centre, the premier equestrian centre in the region. The property has excellent communication links with the M6 for access to Manchester, Liverpool and Birmingham (all with international airports). Crewe Station has direct rail services to London Euston in about 1 hour 35 minutes.

### Accommodation

Spacious light and elegant **Reception Hall 3.8m x 2.1m** with floor to ceiling picture windows to either side of a central front door, solid oak floor, cloaks cupboard, wide tread staircase rising to the first floor and well-appointed cloakroom off with low level WC, wash hand basin and useful under stairs storage cupboard.

The well-proportioned **Living Room 6.8m x 5.4m** includes a central chimney breast with log burning stove, exposed beam to ceiling and 8'6" wide floor to ceiling picture windows looking into the courtyard. The **large open plan 9.9m x 5.0m Kitchen Dining Family Room** creates a magnificent family area with bi-folding doors opening onto the garden.



The Kitchen Dining Area 6.0m x 5.0m is extensively fitted with painted hand made units complimented with quartz work surfaces and a matching centre island with hardwood preparation surface. Appliances include a Range style cooker with five ring ceramic hob and double oven with extractor canopy above. There is an integrated larder fridge and dishwasher. A tiled floor runs throughout the kitchen dining area and a set of glazed double doors opens to the attractive landscaped gardens. Off the kitchen there is a **Utility Room 3.9m x 1.9m** with ample space for additional white goods under the work surface which incorporates a sink unit.

The **Open plan Family room from the kitchen 5m x 3.4m** is finished with a solid oak floor and is dual aspect with full height window to the courtyard and bi-folding doors to the garden with attractive views over countryside beyond.

To the first floor there are four generous double bedrooms (two en-suites) and a large family bathroom. The **Master Bedroom Suite 6.70m x 5.18m** comprises bedroom area offering attractive views and feature exposed king post roof truss adding additional character with archway to a spacious open plan dressing area beyond which includes 10'6" wide built in wardrobes running the full length of one wall with the well appointed **En-suite Shower Room off 3.3m x 1.9m** this includes a wet room style shower with tiled self draining floor and fixed shower screen. Low level WC with enclosed cistern, 'His and Hers' corian wash hand basins, heated towel rail, large built in toiletry cupboard and a heated tiled floor.

**Guest Bedroom Two 5.6m x 4.3m** with feature exposed king post roof truss to the vaulted ceiling this room also benefits from built in wardrobes and a well-appointed **En-suite Shower Room**. **Bedroom Three 4.7m x 2.9m** and **Bedroom Four 4.1m x 3.1m** are both conveniently situated for the **Family Bathroom 4.5m x 2.4m** this comprises large panelled bath with large 7'8" wide mirror above, quadrant shower enclosure, low level WC and wash hand basin set into oak shelf, heated towel rail, travertine tile splash backs and travertine heated tile floor.

#### Externally

To the front of the property there is a spacious landscaped gravelled shared courtyard which provides allocated parking provisions to the front of the double garage. There is also the ability to park cars directly in front of the property. The gardens are accessed directly from the family room and kitchen and are walled to either side with a hedged rear boundary, this offers privacy from neighbouring property and benefits from attractive views beyond the rear boundary over open countryside, the gardens have been professionally landscaped to a contemporary design incorporating paved sitting area ideal for alfresco entertaining with low maintenance stocked borders, hard wood walk ways and central lawned area. There is a pedestrian gate at the bottom of the garden opening onto the driveway.

#### Directions

##### What3words : [headache.reduction.audit](https://www.what3words.com/)

Leaving Nantwich on Barony Road towards Reaseheath College take the second exit at the roundabout onto the B5074 Main Road. Follow this road for approximately 3 miles and the driveway to the property can be found on the right hand side.





### Services

Mains Water and electricity. Oil Fired Central Heating. Private Drainage System for the development. Double glazed throughout. Car charging point.

### Viewing

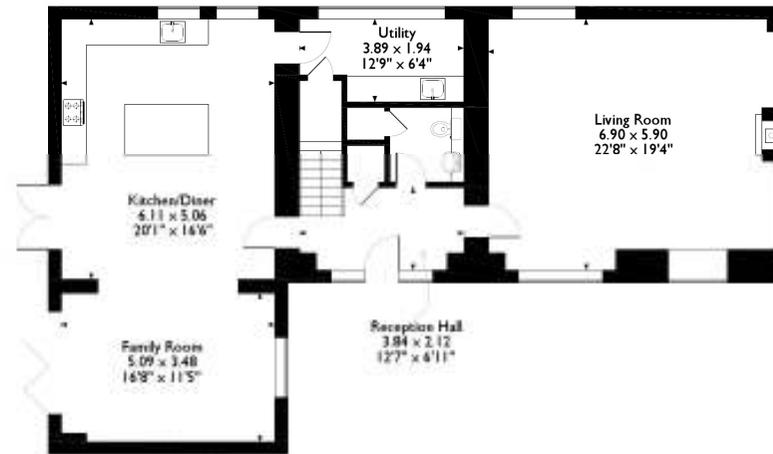
Via Cheshire Lamont Tarporley office.

### Approximate Gross Internal Area

240 Sq M/2400 Sq Ft



First Floor



Ground Floor

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



**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

[www.cheshirelamont.co.uk](http://www.cheshirelamont.co.uk)

7 Chestnut Terrace  
Tarporley  
Cheshire CW6 0UW  
Tel: 01829 730700

5 Hospital Street  
Nantwich  
Cheshire CW5 5RH  
Tel: 01270 624441