



CHESHIRE  
LAMONT

Marbury Fields, 1, Hurst Hall Barns

# Marbury Fields, 1, Hurst Hall Barns, Marbury, 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 **13m Open Plan Kitchen/Dining/Living Room** this is subtly divided at the dining/living area with a central chimney breast fitted with a double sided log burning stove enabling both areas to enjoy the feature of a natural fire.



Stunning elevated views can also be enjoyed over the surrounding countryside via **two 3.1m x 2.3m** glazed walls which incorporate glazed sliding doors opening onto a large Indian stone paved entertaining area which runs across the full rear elevation of the property and wraps around to the side elevation.

The **Living Room 6m x 4.4m** has a feature glazed internal wall giving additional natural light into the inner hallway. The **Kitchen/Diner 8.3m x 4.9m** is extensively fitted with wall and floor cupboards complimented with quartz work surfaces and matching centre island which provides a breakfast bar. Appliances include an induction hob, integrated double oven, dishwasher, larder fridge and larder freezer. A further set of glazed sliding doors in the kitchen open onto the Indian stone wrap around patio.

The property provides **four double bedrooms** and **three bath/shower rooms**. The **Master Bedroom 4.1m x 3.7m** with full height picture window and matching glazed sliding door opening to the garden and offers far reaching views beyond, there is a **Dressing Room 2.5m x 2.1m** and large well appointed **Ensuite Bathroom 3.8m x 2.5m** fitted with a free standing roll top bath, wet room style shower facility, wall mounted wash hand basin with storage cupboards beneath, low level WC, heated towel rail and heated tiled floor.

**Bedroom Two 5.9m x 4.1m** includes built in double wardrobe and further well appointed ensuite shower room with wet room style shower facility. Stunning views can be enjoyed over the rolling countryside and beyond via a **3.1m x 2.3m** glazed wall which also incorporates sliding doors opening onto an Indian stone patio.

**Bedroom Three 4.1m x 3.1m** also benefits from double wardrobes as does **Bedroom Four 4.1m x 3.1m** which could also be utilised as a study. The **Family Bathroom** is fitted with a free standing roll top bath, large quadrant shower enclosure wall mounted wash hand basin, low level WC 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. The front and side garden are principally laid to lawn with a large patio area on the side elevation which then wraps around and runs along the full length of the rear of the property creating a stunning elevated sitting/entertaining area offering elevated views over the surrounding countryside with steps leading down to the lawned gardens beyond

### Directions

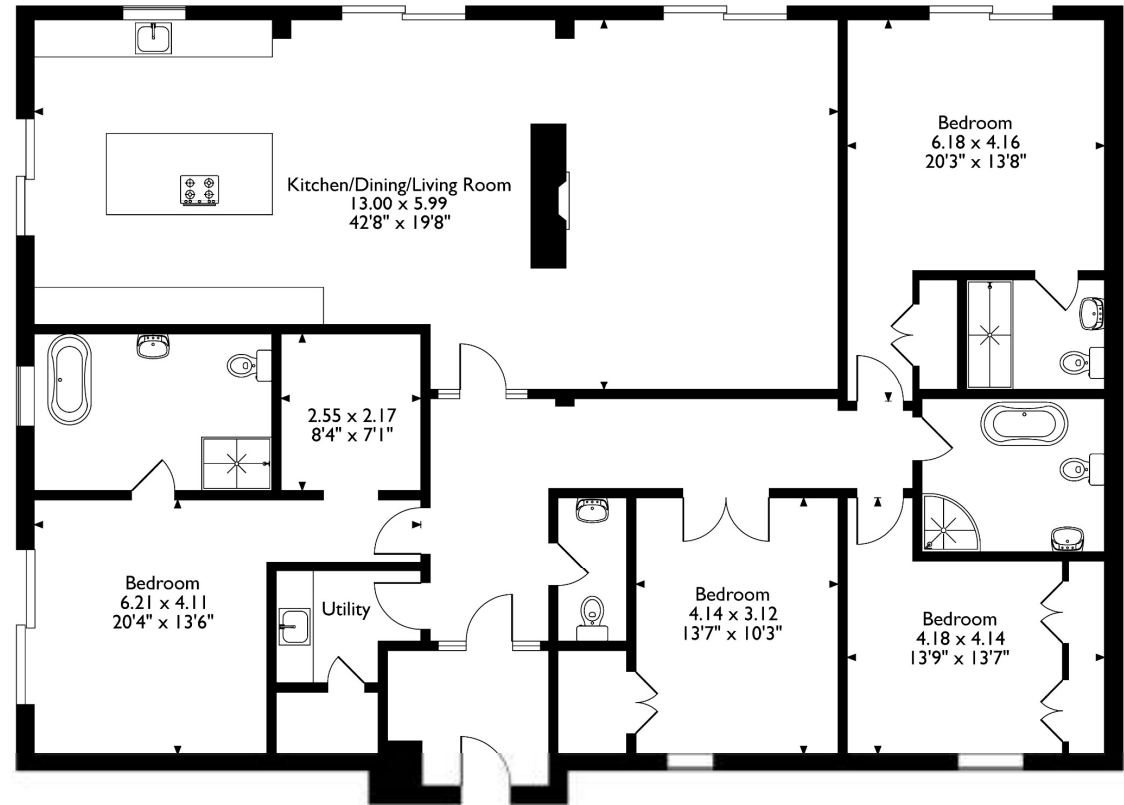
#### What3Words – [wove.familiar.pursuit](https://www.what3words.com/)

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.





## Approximate Gross Internal Area 2228 sqft/207 sqm



**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. Unauthorized reproduction is prohibited.

### Service/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

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

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