



**Croxton Green, Cholmondeley**

**CHESHIRE  
LAMONT**



# 3 Croxton House Barn

## Croxton Green, Cholmondeley, Nr. Malpas, SY14 8HG

This spacious well proportioned four bedroomed barn conversion sits in the heart of the Cholmondeley Castle Estate at the end of a 'No Through Road'. The property was converted by barn conversion specialists Chartland in 2020 and has been immaculately maintained and improved since including landscaped gardens. The accommodation extends to a generous 2637 sqft gross internal and benefits from underfloor heating throughout the ground floor and bathrooms.

- Spacious Reception hall with feature staircase rising to galleried first floor landing, Large Dining/Family Room, well appointed Kitchen, Sitting Room with log burner, versatile Study/Playroom, large Boot Room/Utility and Cloakroom.
- Galleried First Floor Landing, four large Double Bedrooms, Three Bath/Shower Rooms.
- Private driveway with automated gates, landscaped gardens backing onto fields, large Double Garage with internal staircase rising to versatile Hobby Room/Home Office.
- Green-friendly highly efficient air source central heating system, high levels of insulation and double glazed throughout. Underfloor heating throughout the ground floor and to the first floor bath and shower rooms.

### Location

The property is set in delightful countryside on the edge of the Cholmondeley Estate which boasts the beautiful Cholmondeley Castle and Gardens, with the popular Cholmondeley Arms Public House and Restaurant within 1 mile. Tarporley and Whitchurch are within 10 minutes drive. Nantwich town is just 8 miles to the East providing a wealth of period buildings, independent boutique shops, cafes, bars and restaurants. The property is within the catchment for the Ofsted Outstanding Bishop Heber High School in Malpas as well as good Primary schools plus well-regarded independent schools located in Chester. Chester City Centre is just 15 miles away providing excellent links to regional transport networks. The property is also conveniently located for the M6 Motorway at Junction 16 and Crewe mainline Railway Station.

### Accommodation

The property is accessed via a full-length glazed door which opens to a magnificent **Central Reception Hall**. Features include a central staircase with Oak detailing rising to a galleried first floor landing this overlooks the Hall beneath.



A heated tiled floor runs throughout the ground floor, all the principal Reception Rooms, Cloakroom and Boot/Utility Room are accessed from the Reception Hall.

The **Reception Hall 6.2m x 4.3m** is open plan to both the **Kitchen and Dining/Family Room, creating a very sociable 14m x 4.8m** family hub to the house, all of which overlook the garden with attractive views beyond across land owned by Cholmondeley Estate. The **Dining/Family Room 5.4m x 4.5m, with the Kitchen 4.5m x 3.65m**, albeit being open plan to the Reception Hall creates the illusion of a much larger space. The Kitchen is fitted with handmade wall and floor units finished with pewter handles including a pull out larder unit and matching centre island all complemented with granite work surfaces. Appliances include a Range cooker with double oven and 5 ring ceramic hob with extractor above, integrated dishwasher and integrated larder fridge and freezer.

The well-proportioned formal **Living Room 5.6m x 4.8m** is fitted with a log burning stove set upon an Indian stone hearth with beamed mantel above, adjacent is the versatile **Study/Playroom 3.4m x 3.0m**. Also to the ground floor there is a large **Utility/Boot Room 4.8m x 2.7m** finished with a tiled floor, additional wall and floor cupboards including a house keepers cupboard and a Belfast style ceramic sink unit set within a timber work surface with plumbing and space for washing machine and tumble dryer beneath. The **Cloakroom** has a low-level WC with enclosed cistern, pedestal wash hand basin and large double cloaks/storage cupboard.

The magnificent galleried **First Floor Landing 4.3m x 4.3m** gives access to four large Double Bedrooms and three Bath/Shower Rooms (2 En-suite). The **Master Bedroom 5.6m x 4.8m** benefits from bespoke built-in wardrobes, offers far reaching views and benefits from a well-appointed **En-suite Shower Room** including a large 1.6m shower facility with walkaround shower screen, pedestal wash hand basin, low-level WC, heated towel rail and heated tiled floor. **Bedroom Two 4.87m x 3.65m** also benefits from bespoke bedroom furniture including drawer units and built in double wardrobes as well as under eaves storage. The **En-suite Shower Room** finished with a quadrant shower enclosure, pedestal wash hand basin, low-level WC, heated towel rail and heated tile floor. **Bedroom Three 4.8m x 3.7m** benefits from fitted wardrobes and under eaves storage. **Bedroom Four 4.8m x 3.7m** benefits from free standing wardrobes, dressing table and matching bedside units which are included within the sale. The **Family Bathroom** comprises a panelled bath, pedestal wash hand basin, low-level WC, heated towel rail and has a heated tile floor.

#### Externally

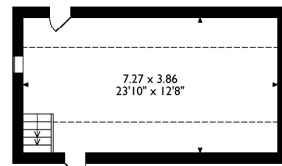
Initially accessed off a shared drive, automated double gates open onto a private gravelled driveway/forecourt offering ample parking and turning space along with a large **Double Garage 7.2m x 5.7m** with an internal staircase rising to a versatile **Hobby Room/Workshop or Potential Home Office 6.1m x 3.8m** with window overlooking the gardens. The attractive and secluded landscaped gardens back onto fields owned by the Cholmondeley Estate, they are principally laid to lawn include well stocked raised borders retained with reclaimed sleepers and two large sheltered Indian stone patio areas ideal for alfresco entertaining.



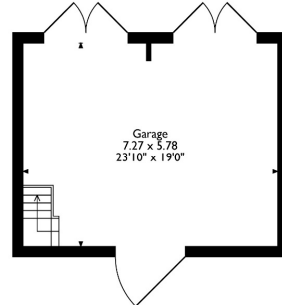




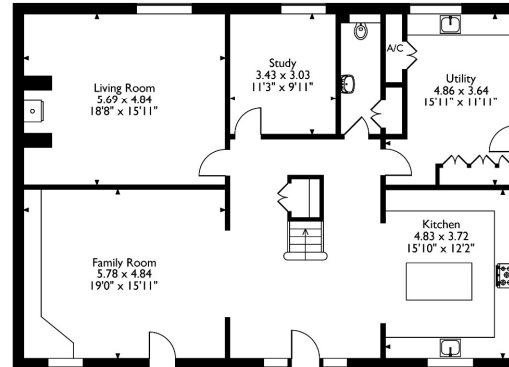
Approximate Gross Internal Area  
Main House = 2637 sqft/245 sqm  
Garage = 624 sqft/58 sqm  
Total = 3261 sqft/303 sqm



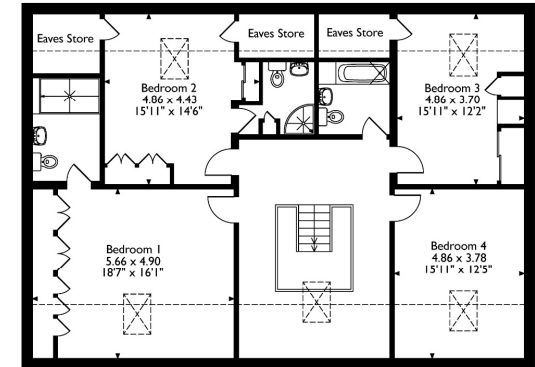
Garage First Floor



Garage Ground Floor



Ground Floor



First 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.

#### Services

Mains water and electricity. Air Source Heating System servicing a pressurised hot water system, CCTV, Private Drainage compliant to 2020 Regulations, broadband 40mbps

#### Tenure

Freehold

#### Viewing

Strictly by Appointment Only with Cheshire Lamont 01829 730700.

#### Directions

From the agent's office, proceed down the high street turning left onto the Tarporley by-pass towards Nantwich. At the traffic lights turn right onto the A49 signposted Whitchurch. Follow this road for approximately 5.5 miles passing through Spurstow and Ridley. Half a mile after the left hand turning for Nantwich A534 turn right at Croxton Green into a no-through lane. Proceed along this lane to the far end where Croxton Barn Development can be found on the left-hand side.

**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.

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

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