



CHESHIRE
LAMONT

Bulkeley, Nr Malpas

1 Bulkeley Grange Barns, Wrexham Road, Bulkeley, Nr. Malpas, Cheshire, SY14 8BW

A stunning and well proportioned Grade II Listed three bedroomed barn conversion situated beneath the Bickerton Hills within a car free courtyard approached via a quarter mile country estate style gated driveway.

- Attractive parkland style setting with views towards Bickerton Hills.
- Approached over a gated quarter mile driveway.
- Characterful Grade II Listed property.
- Reception Hall, well proportioned Living Room, Kitchen Diner, Study, Utility Room, Cloakroom.
- Three Bedrooms, Two Bath/Shower Rooms.
- Car free communal courtyard, Single Garage.

Location

Bulkeley Grange Barns stands to the South East of Bulkeley village below Bickerton and Peckforton Hills and offers a wonderful rural setting in the heart of the Cheshire countryside with stunning views. Local amenities are available at the Cholmondeley Estate farm shop alternatively the nearby villages of Bunbury, Tattenhall and Malpas are all within a short drive of the property and offer comprehensive facilities for every day along with pubs/restaurants, with the larger village of Tarporley just 7.7 miles away offering further facilities. All these villages provide highly regarded primary schools along with Bickerton (2 miles) with the larger towns of Nantwich (8 miles) and Whitchurch (10 miles) offering national supermarket outlets with Chester City Centre (13 miles).

Accommodation

A spacious and welcoming **Reception Hall 5.3m x 2.0m** includes an oak detailed staircase rising to the first floor, understairs storage cupboard, heated tiled floor which runs throughout the ground floor accommodation which is finished with a feature timber herringbone patterned floor. The **Reception Hall** gives access to the Kitchen Diner, Study and Utility Room which in turn gives access to a **Cloakroom**.

Study 2.8m x 1.8m this has a window overlooking the courtyard fitted with plantation shutters.



The large open plan **Kitchen Diner 5.3m x 4.4m** is extensively fitted with wall and floor cupboards complimented with timber effect work surfaces and matching centre island. Appliances include a range cooker with feature splashback and extractor above. There is an integrated dishwasher with space for an American style fridge freezer. A further feature of this light and airy family room is a 3m wide arched window fitted with plantation style shutters which overlooks the courtyard at the front. The Dining area comfortably accommodates an 8/10 person dining table. A set of oak veneer double doors open to a stunning well proportioned **Living Room 4.8m x 4.1m** this is finished with a herringbone patterned woodblock floor with underfloor heating, additional features include a 3.3m ceiling height, inglenook style fireplace fitted with a log burning stove and a feature 3.0m x 2.0m picture window incorporating a glazed door opening onto and overlooking the attractive courtyard garden.

There is also a **Utility/Boot Room to the ground floor 2.8m x 1.8m** this is fitted with additional kitchen units, sink unit with drainer and has plumbing for a washing machine and in turn gives access to the **Cloakroom** fitted with a low level WC and pedestal wash hand basin.

To the first floor there are three bedrooms and two bath/shower rooms.

Bedroom One 3.8m x 3.2m has a feature vaulted ceiling, circular gable end window and well appointed **Ensuite Shower Room off** fitted with a large walk in shower facility, low level WC, wash hand basin and tiled floor. **Bedroom Two 5.3m x 3.2m** again has a feature vaulted ceiling with exposed beams and purlins, three velux windows to the rear elevation, fitted wardrobes and a window overlooking the front courtyard fitted with plantation shutter windows. **Bedroom Three 2.9m x 2.0m** also overlooks the front courtyard. The **Family Bathroom** is fitted with a panelled bath with shower above, wash hand basin, low level WC, part tiled walls and a tiled floor.

Externally

The property is approached via an impressive tarmacadam driveway with fields to either side which leads to a set of remote control entrance gates which in turn give access to the allocated **Garage** and parking provision for the property. The property benefits from secluded courtyard garden which have been landscaped for low maintenance purposes and overlooks fields to the rear with attractive views towards the Bickerton and Peckforton Hills in the distance.

Directions

What3words : chess.excuse.settled

From Tarporley proceed south on the A49 for 4.5 miles passing through Spurstow. Shortly after turn right onto the A534 Wrexham Road towards Wrexham, after a further 1.25 miles the sandstone splayed entrance and drive to Bulkeley Grange Barns will be observed on the left hand side.





Services/Tenure

LPG gas fired central heating, mains water and electricity. Private drainage system for the development compliant to 2020 Regulations. Freehold.

Viewing

By appointment via Cheshire Lamont on 01829 730700.

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