



Barhill Drive, Tushingham, Malpas



7 Well Meadow Barns

Barhill Drive, Tushingham
Malpas, SY13 4EY

Well Meadow Barns is a recently converted courtyard development which has been finished to a particularly high specification and provides delightful uncompromised far-reaching views to the rear. No. 7 provides well-proportioned four bedroom family accommodation extending to approximately 2500sqft, set within a large garden with double garage.

- Converted barn providing stunning elevated views
- Finished to a high specification, including bespoke handmade kitchens and underfloor heating throughout the ground floor
- Green friendly air source central heating system
- Well, proportioned living accommodation including 27' Kitchen/Dining/Family Room and 24' Living Room with vaulted ceiling
- Four Double Bedrooms, three Bath/Shower Rooms
- Large gardens, including large Indian stone patio, double garage with EV charging point

Location

Well Meadow Barns are situated in the rural hamlet of Tushingham, which includes St Chads Church and a primary school. For those with equestrian interests there is Tushingham Equine and Springbank Riding School. Delightful walks can be enjoyed which also link to the Sandstone Trail and onto the towpath of the Shropshire Union Canal. The market town of Whitchurch is just 5 minutes' drive (4 miles) and provides extensive shopping facilities for everyday purposes including 4 of the large supermarkets. There are a number of sports clubs including Rugby and Hockey. Whitchurch train station provides a regular service to Crewe and onto Manchester and London.

Accommodation

The front door opens to a spacious and welcoming **Reception Hall 5.5m x 3.3m**, this offers stunning views via the Kitchen/Dining/Family Room over the countryside beyond. Within the Reception Hall, there is a **Cloaks Cupboard** and well-appointed **Cloakroom** off. A solid oak staircase rises to the first floor and complements the herringbone pattern engineered oak floor which continues seamlessly into the **Inner Hallway**, this in turn



gives access to a large Living Room and versatile additional Reception Room/Study. Underfloor heating runs throughout the ground floor accommodation. The well-proportioned **Living Room 7.4m x 5.6m** provides stunning views beyond the gardens over the surrounding countryside via a set of **3.5m wide bifold doors** opening onto a large Indian stone laid entertaining area, the bifold doors are in addition to two 2m x 2m windows to the front hence the room is flooded with natural light, additional features include a log burning stove and **3.7m vaulted ceiling**. The adjacent and versatile **Reception Room/Study 3.6m x 3.8m** is also of generous proportion and could be utilised as either an additional formal dining/sitting room or playroom, features include a herringbone pattern engineered oak floor along with a full height glazed door opening to the front.

A three tread oak staircase from the Reception Hall leads down to a stunning **8.2m x 5.4m Kitchen/Dining/Family Room**. This provides further far reaching views via two sets of bifold doors which open onto the large India Stone patio. There is ample space for dining and sofa with easy chairs. The Kitchen is fitted with handmade units supplied by bespoke cabinet makers Millard and Lancaster of Shrewsbury and include a Breakfast/Pantry Cupboard. A large matching centre island providing a four-person breakfast bar, and quartz work surfaces run throughout complementing the heated limestone floor. Appliances include a Quooker boil tap to the sink unit, range cooker with induction hob, double oven with extractor above, integrated dishwasher, larder fridge and larder freezer in addition to a wine chiller. Off the Kitchen there is a large **Utility Room 4.1m x 2.1m** finished to the same specification as the Kitchen including quartz work surfaces with sink unit and provision beneath the worksurface for a washing machine and tumble dryer. Beyond the Utility Room there is a **Boiler Room** which includes a hot water system.

There are four Double Bedrooms including a **Ground Floor Guest Bedroom (Bedroom Two) 3.8m x 3.7m** with well-appointed **Ensuite Shower Room**. The three First Floor Bedrooms all benefit from ensuite facilities.

First Floor

Bedroom One 4.1m x 3.4m has a feature exposed king post roof truss, built-in wardrobe/storage cupboard and well-appointed **Ensuite Shower Room**. **Bedroom Three 3.9m x 3.3m** also has an exposed roof truss along with the **Jack and Jill shared Ensuite Bathroom** with **Bedroom Four 4.2m x 2.5m**.

Externally

From the communal driveway for the development, a set of double gates opens to a private gravel driveway for the property. This provides ample parking and turning space along with giving access to a large **Double Garage 6.8m x 5.8m** accessed via automated over doors, within the garage there is a EV charging point. The gardens to front of property are principally laid to lawn and enclosed with estate rail fencing, access can be taken along the side of the property to the large rear garden which includes an Indian stone laid patio which can be directly accessed from both the Living Room and Kitchen/Dining/Family Room creating the perfect alfresco entertaining space with far reaching views over the surrounding countryside and the balance of the gardens which are principally laid to lawn.



Services

Water, electricity, shared private drainage for the development compliant to 2020 regulations.

Tenure

Freehold subject to management charge for communal areas and facilities.

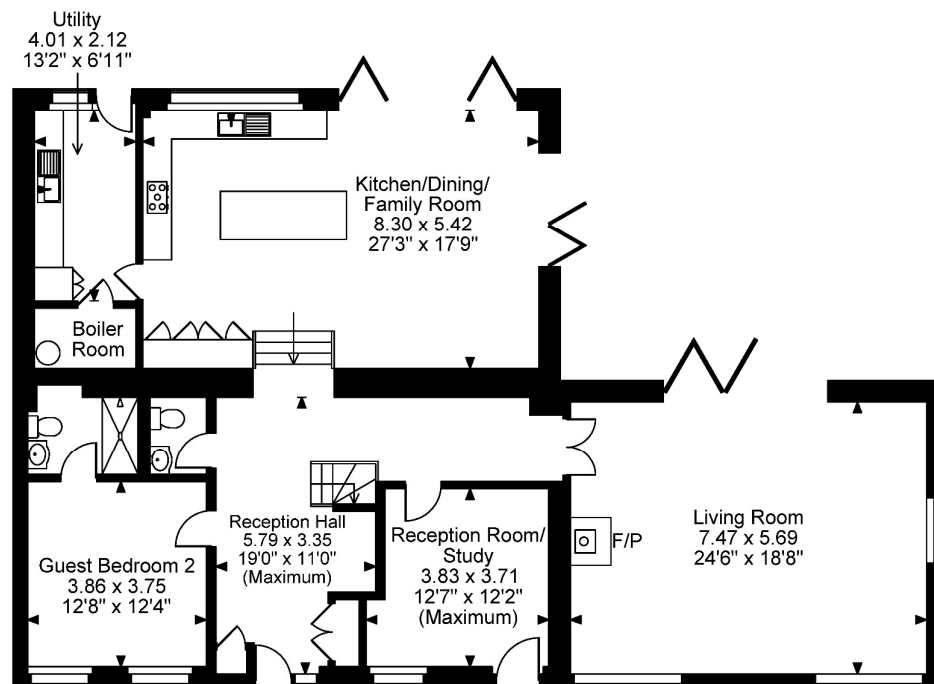
Directions

What3words: Disposal.glider. shuffles

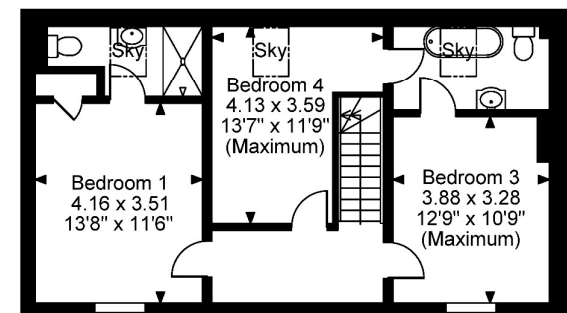
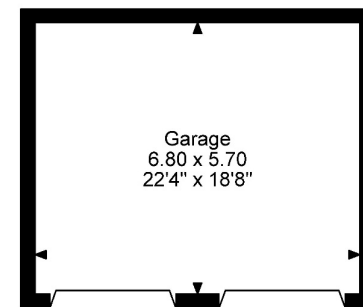
From Whitchurch head towards Chester on the A41 passing through Grindley Brook and just after passing Tushingham Church on the right (after approx. 3 miles), turn right into Flag Lane, and then immediately right again into Barhill Drive. Follow Barhill Drive to the end and this leads into Well Meadow Barns.



Approximate Gross Internal Area
Main House = 2497 Sq Ft/232 Sq M
Garage = 417 Sq Ft/39 Sq M
Total = 2914 Sq Ft/271 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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