



Clay Lane, Marton, Nr. Whitegate.



The Forge. Clay Lane, Marton. CW7 2QH.

A stunning 5-bedroom barn conversion extending to in excess of 2500 sq ft with secluded gardens, paddock and double garage.

- Sympathetically converted barn retaining the integrity and character of the original property.
- Reception Hall, Living Room, Sitting/Family Room, Dining Room, Kitchen/Breakfast, Utility, Cloakroom.
- 5 Bedrooms, 2 En-suite Shower rooms, Family bathroom.
- Enclosed secluded gardens, Ample parking provision, Double garage, Paddock extending to in excess of 1 acre.

Location

Marton is a small rural hamlet situated approximately 5.5 miles from the prosperous village of Tarporley, just 1.5 miles from the hugely regarded Hollies Farm Shop at Little Budworth. The Whitegate Way is one mile walk/cycle which links to Delamere Forest. The larger towns of Winsford and Northwich are easily accessed with Crewe mainline railway station just 13 miles.

Accommodation

An oversized solid timber front door opens to this stunning home with an attractive light and airy **Reception Hall 8.1m x 2.3m deepening to 3.7m** to a feature stairwell fitted with a glass and oak detailed staircase. Further features include an exposed mellow brick wall and exposed polished floorboards which run seamlessly through into the **Open Plan Dining Area**. Off the reception hall there is a **Cloakroom** which includes a cloaks hanging area with a low-level WC and wash hand basin beyond. A set of double doors from the reception hall gives access to a well-proportioned **Living Room 6.6m x 4.6m** this includes a feature exposed mellow brick chimney breast incorporating a log burning stove set upon a York-stone hearth along with bespoke shelving and cupboards to either side of the chimney breast. Additional features include two exposed ceiling timbers and Accoya bifold doors opening onto a large patio and the enclosed rear garden.

The stunning **Dining Area 4.8m x 3.8m** feels significantly larger as it is open plan to the reception hall creating an **8.5m x 3.8m area** overall and comfortably accommodates a 10-person dining table and larger for an occasion. Features include a vaulted ceiling with three roof lights, part-glazed double doors opening to the courtyard along with a further exposed mellow brick wall. The dining room gives access to a **Large Kitchen Breakfast Room 7.8m x 3.2m**. This is extensively fitted with wall and floor cupboards and an additional drawer unit which creates a breakfast bar, these are complimented with granite works surfaces. Appliances include a range style cooker with five burner gas hob and double oven with extractor above. Integrated appliances include a microwave combi oven, dishwasher, fridge and under the counter freezer. Within the everyday dining area there is space for a six-person circular table, a tiled floor runs throughout the kitchen and continues into the Utility Room.



Double doors from the kitchen also give access to a further versatile **Sitting/Family Room (potential playroom) 4.3m x 3.8m** this also has a vaulted ceiling, log burning stove and communicating door to the **Dining Room/Reception Hall**. The **Utility Room 2.4m x 2.4m** is fitted with additional wall and floor cupboards, has a work surface with sink unit and provides space for a washing machine and tumble dryer. There is also a communicating door to the garage where the current vendors have an additional fridge/freezer. The property offers flexible accommodation with **4/5 Bedrooms**, depending on requirement. On the ground floor, there are **Two Double Bedrooms and a Family Bathroom**. The first floor comprises **Three further Bedrooms and Two En-suite Shower Rooms**. **Bedroom Three 3.7m x 3.4m** and **Bedroom Four 3.7m x 3.3m** are both on the ground floor and have full height glazed doors opening onto the rear garden with an adjacent **Family Bathroom 3.5m x 3.1m** fitted with a panelled bath, large shower enclosure, pedestal wash handbasin, low WC and heated towel rail.

The spacious galleried **First Floor Landing 4m x 3.7m** (dimensions include stairwell) gives access to the **Three Further Bedrooms** and has a feature exposed King- post roof truss. The **Master Bedroom 4m x 3.7m** has a vaulted ceiling and overlooks the courtyard to the front with a well-appointed **Ensuite Shower Room** off which benefits from large built in storage cupboard and wardrobe. **Bedroom Two 3.7m x 3.6m** also has a vaulted ceiling and an **Ensuite Shower Room** which subject to minor configuration could be a Jack and Jill ensuite to **Bedroom Five 4m x 3m** deepening into 4m into recess, the room benefits from a built-in wardrobe.

Externally

To the front of the property there is a communal courtyard shared with 2 other properties. Including the **Double Garage** the property provides parking for six cars, (two of which are in front of the **Double Garage 5.2m x 5.1m**) this has two up and over doors, one of which is electrically operated. To the rear of the garage there is a **Storeroom/Potential Workshop 2.6m x 2.5m** which houses the central heating boiler and mega-flo pressurised hot water system. The secluded and sheltered rear garden includes **12.5m by 4m India stone patio**, ideal for al fresco entertaining along with a roofed timber pergola with power and wired for a television if desired and currently utilised as a covered barbecuing area. An opening in the box hedging which abuts the patio gives access to the lawned gardens beyond. A side gate accesses the drive and an adjacent **1-acre paddock** which is included in the sale.

Tenure: Freehold

Services: Mains Electricity. Mains Water, LPG Gas, shared private drainage system for the development compliant to 2020 regs. (Maintenance charge circa £350 p.a.)

Directions: What three words – happy.laminate.thinking. From Tarporley proceed towards Warrington on the A49 for 3.25 miles, turning right at the traffic lights on the A54 towards Winsford. Continue for a further 1.5 miles turning left at the crossroads into Clay Lane signposted Marton and Whitegate. The driveway to the property will be found on the right-hand side after approximately ¾ mile of a mile by the milk churn. Upon entering the courtyard, the property can be found in the left-hand corner.





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Approximate Area = 2537 sq ft / 235.6 sq m

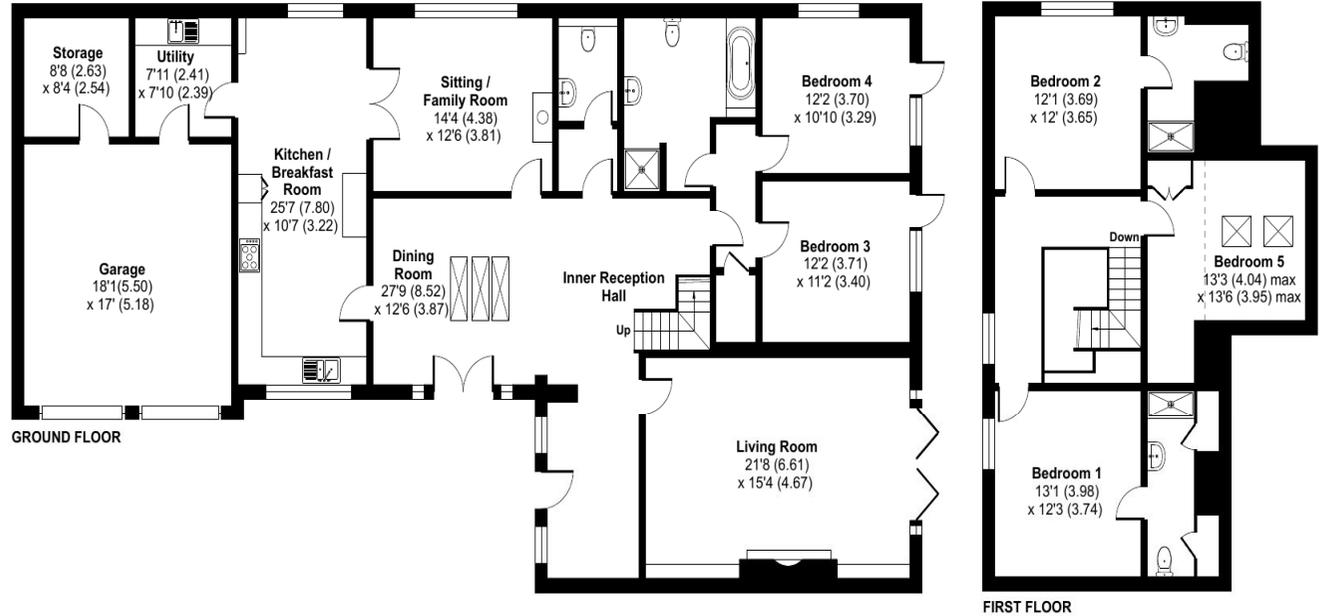
Limited Use Area(s) = 91 sq ft / 8.4 sq m

Garage = 382 sq ft / 35.4 sq m

Total = 3010 sq ft / 279.4 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Cheshire Lamont. REF: 1418303

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