



**18 Village Farm, Church Minshull CW5 6EG**

**CHESHIRE  
LAMONT**

A fabulous mid-mews period barn conversion within the centre of Church Minshull village providing delightfully appointed, spacious two bedroom accommodation with lovely views over fields to the rear and enjoying impressive surrounding aspects, lawned landscaped rear gardens, garage and additional parking. Viewing highly recommended.

- A delightful mid-mews residence within a period barn conversion
- Within a lovely courtyard setting in a wonderful south Cheshire village
- Providing superbly presented and appointed accommodation throughout
- With garaging and additional parking spaces
- Lovely views to the rear over open fields and attractive surrounding aspects
- Impeccably appointed contemporary dining kitchen, lounge with patio doors to garden
- Two first floor double bedrooms, en-shower room and guest cloakroom with option for bath or shower
- Landscaped two level lawned garden with established borders
- In a charming village location nearby to historic Nantwich and well situated for Bentley Motors and Leighton Hospital
- Viewing highly recommended

#### Agents Remarks

This lovely barn conversion provides attractively presented and appointed accommodation upon a very well maintained and select development of superior barns within the very highly regarded south Cheshire village of Church Minshull which benefits from the renowned 'Badger Inn' public house and restaurant. The village stands within delightful countryside nearby to historic Nantwich which provides a superb range of boutiques, cafes and restaurants. Crewe mainline railway station is also within easy access with links to Manchester, Liverpool, Birmingham and London.

#### Property Details

The property benefits from a parking area to the front within the courtyard and approached over a shared access drive. The drive stands within neat flower beds and borders incorporating established trees and a York stone paved path leads to a handsome stable door allowing access to:



### Entrance Hall

An attractive entrance to the property with a door to pantry/cloaks cupboard with provision to install a WC if required, tiled floor and a door leads to:

### Lounge 17' 9" x 18' 8" max (5.41m x 5.69m max)

A delightful, spacious reception room with lovely aspects via a sectional glazed window to the front elevation overlooking the courtyard, sectional glazed double doors incorporating plantation shutters to the rear elevation leading to the delightful gardens enjoying fine views over countryside beyond, two sectional secondary glazed windows to the rear elevation, staircase ascending to the first floor, under stairs cupboard and tiled hearth to chimney niche.

From the Entrance Hall a door leads to:

### Spacious Dining Kitchen 17' 9" x 8' 8" (5.41m x 2.65m)

Superbly appointed with a lovely range of contemporary white gloss base and wall mounted units, attractive white quartz working surfaces with complimentary upstands, built-in double electric oven, hob with filter canopy over, integrated fridge and freezer, plumbing for dishwasher, plumbing for washing machine, sectional glazed window providing wonderful rural aspects to the rear, sectional glazed window to courtyard elevation and tiled floor.

### First Floor Galleried Landing

With a feature Velux chimney window over the landing area, door to airing/linen cupboard incorporating a wall mounted Worcester boiler and lagged cylinder, access to loft and a door leads to:

### Bedroom One 17' 9" x 11' 11" max (5.41m x 3.64m max)

Delightfully appointed with outstanding aspects to the rear over prime Cheshire countryside via a sectional secondary glazed window, ceiling beam, full height fitted wardrobes incorporating railing and shelving and a door leads to:

### En-Suite Shower Room

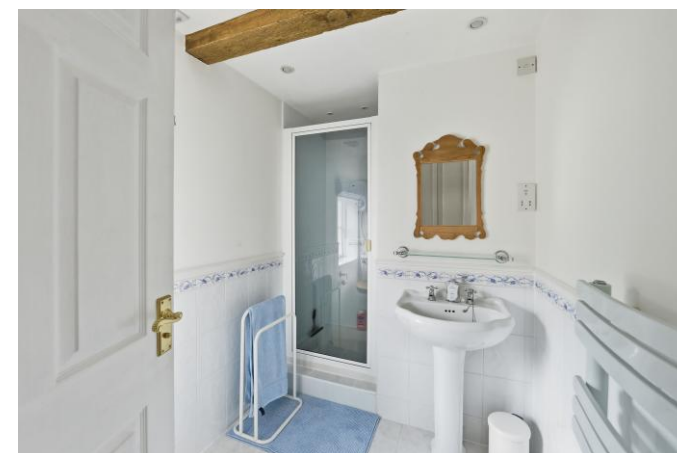
With a pedestal wash basin, WC, shower cubicle, tiled floor, half tiled walls, sectional window and ceiling beam.

### Bedroom Two 12' 4" x 8' 8" (3.77m x 2.65m)

With wonderful fitted bedroom furniture comprising bed recess with cupboards over, two full height fitted wardrobes, dressing table and drawers and a sectional glazed window to rear providing superb views.

### Guest Cloakroom

With a pedestal wash basin, WC, space for freestanding bath or shower if required, part tiled walls and sectional glazed window.



### Externally

The property benefits from a wonderful two tiered rear garden with an extensive paved patio terrace, lawned garden area, all sheltered within laurel hedging, established shrub borders and fencing. A path and steps descend to a lower level that enjoys an abundance of mature plants and trees and a gate leads to stairs that leads to a garage within a communal parking area.

### Garage

With an up and over door and overhead storage space.

### Tenure

Leasehold - subject to annual fees.

### Services

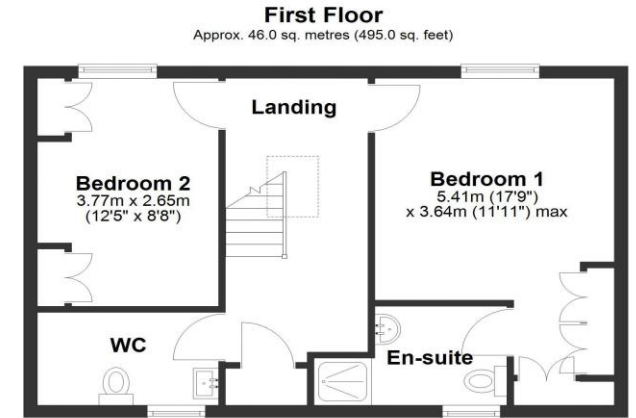
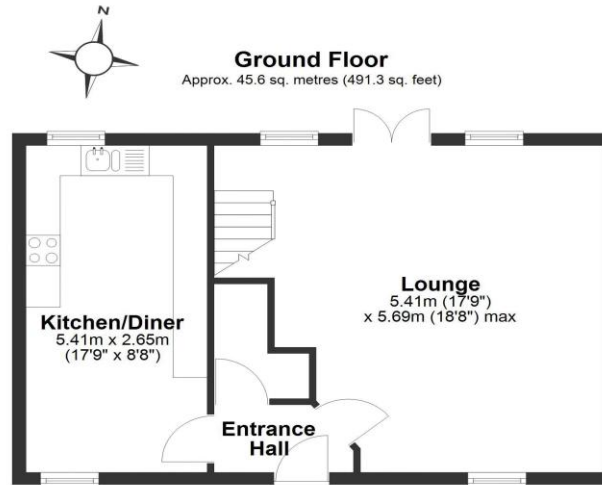
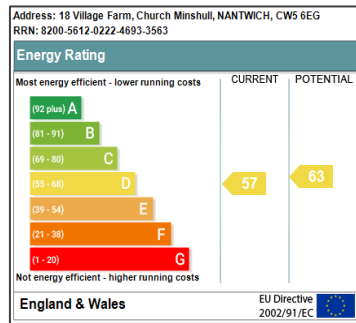
LPG, mains water and electricity, septic tank drainage (not tested by Cheshire Lamont).

### Viewings

Strictly by appointment only via Cheshire Lamont.

### Directions

Proceed from Nantwich along Barony Road and at the roundabout take the 2nd exit towards Worleston and Church Minshull (B5074). Continue past Reaseheath College and Rookery Hall into Church Minshull village and the entrance to the Village Farm Development is 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.

46A High Street  
Tarpорley  
Cheshire CW6 0DX  
Tel: 01829 730700

4 Hospital Street  
Nantwich  
Cheshire CW5 5RJ  
Tel: 01270 624441