



“Barbrook”, Chester Road, Tushingham, Near Whitchurch SY13 4QL

**CHESHIRE
LAMONT**

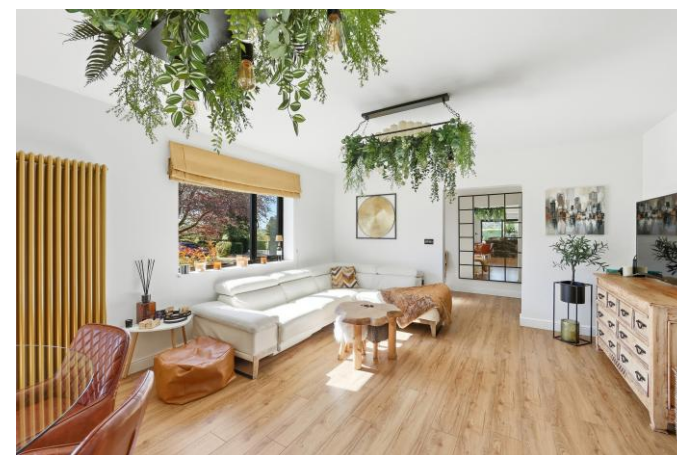


A very fine, highly individual and beautifully styled detached two bedroom bungalow situated within south Cheshire countryside nearby to Whitchurch and standing within woodland, gardens and land to approximately 9.5 acres over all and benefiting from a separate brick built annex with significant potential for residential ancillary use subject to necessary planning permission. Viewing highly recommended.

- A fabulous contemporary bungalow within extensive grounds to approximately 9.5 acres
- With private woodland, large grass paddock/grazing, disused railway line and landscaped gardens
- Situated within prime south Cheshire countryside nearby to Whitchurch and the Shropshire border
- Impeccably designed, appointed and arrayed accommodation of style
- With separate brick-built double garage and adjoining workshop/potential stabling
- Potential for ancillary dwelling use subject to planning permission
- Versatile bedroom accommodation, luxurious bathroom and comprehensively appointed top range kitchen
- Log burners, high quality fixtures, fittings and floorings
- Large garden chalet, orchard, raised fruit and vegetable beds, ornamental pond and large driveway
- Re-wired, roof re-felted and tiled, re-plastered and re-plumbed with new gas boiler and domestic hot water tank, all within last 3 years
- Early viewing recommended

Agents Remarks

Barbrook is situated in the rural hamlet of Tushingham, which includes St Chads Church and a primary school. For those with equestrian interests there is Tushingham arena 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 (3



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.

Property Details

The property is approached over a long block paved driveway that extends to the front and leads to a large wide car parking area and a block paved path leads to steps that ascend to a high quality composite door with side panels allowing access to:

Reception Hall

A delightful entrance to the property with high quality oak plank effect flooring and open access to:

Stunning Open Plan Living Family Dining Kitchen 17' 2" x 32' 9" (5.23m x 9.98m)

Living Area

Enjoying outstanding aspects to the side elevation over gardens and woodland, window to south elevation, log burning stove upon granite hearth and high quality oak plank effect flooring.

Kitchen Area

Comprehensively equipped with a superb range of contemporary base and wall mounted units, full bank of units, integrated dishwasher, larder fridge, twin ovens, induction hob incorporating extractor, underslung sink, stunning extensive granite topped central dining island with cupboards beneath and feature light above, three panel sliding doors to garden, high quality oak plank effect flooring and an oak door to:

Laundry/Utility Room 10' 1" max x 18' 4" max (3.07m max x 5.59m max)

A superb room with cloaks area, base units, integrated under counter three drawer freezer, plumbing for washing machine, enamel sink, access to part-boarded loft incorporating retractable ladder, storage cupboard incorporating gas fired central heating boiler with tank and an oak door leads to:

Cloakroom

With wash basin and WC.

From the Reception Hall an oak door leads to:

Inner Hall

A spacious hallway to the bedroom suites with access to loft, storage cupboard, high quality oak plank effect flooring and an oak door leads to:



Lounge 17' 2" max x 17' 0" (5.23m max x 5.17m)

A beautiful reception room enjoying lovely aspects over woodlands and countryside to the west elevation, media wall incorporating display niches, window, French doors with side panels to either side and log burning stove upon granite hearth.

From the Hall an oak door leads to:

Study

With window overlooking woodland and oak plank effect flooring.

From the Hall an oak door leads to:

Bedroom Two 11' 10" x 11' 11" (3.60m x 3.62m)

With window.

From the Hall an oak door leads to:

Master Bedroom 11' 10" x 11' 11" (3.61m x 3.63m)

With part panelled walling and window to west elevation affording lovely views.

From the Hall an oak door leads to:

Contemporary Bathroom 9' 6" x 8' 4" (2.89m x 2.55m)

Gloriously appointed with a freestanding double ended bath with wall mounted central shower tap, large walk-in glazed black edged shower cubicle, tiled walls, vanity wash basin with drawers beneath, contemporary radiator, window, shelving niche and WC.

Detached Ancillary Building

Incorporating a double garage and adjoining workshop.

Double Garage 17' 3" x 20' 8" (5.26m x 6.30m)

With an up and over door to front, light, power, windows and personal doorway to:

Workshop/Potential Stables 11' 3" x 42' 9" (3.42m x 13.04m)

With five windows in full height frames to front.

Externally

The property enjoys a delightful position in a secluded situation within Tushingham nearby to Whitchurch town. The property sits within gardens, grounds, disused railway line, woodland and a large enclosed grass paddock extending in all to approximately 9.5 acres. Barbrook is approached over a long private driveway which forms a lovely entrance and leads to a large parking area. Lawned gardens extend to the front and side and the gardens benefit from



a timber garden chalet, hedged fruit and vegetable garden and orchard. A patio area stands to the rear and the gardens adjoin a large gated grass paddock with separate access through the woodland to the road. The property is surrounded by extensive woodland and provides great seclusion and privacy within the property.

Tenure
Freehold.

Services
Mains gas, electricity and water, septic tank drainage (not tested by Cheshire Lamont).

Viewings
Strictly by appointment only via Cheshire Lamont.

Directions
From Whitchurch proceed along A41 through Grindley Brook and continue to Tushingham. After passing the pub and garage within Grindley Brook turn first right and the property is situated on the left hand side.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



Floorplan layout and sizes are intended as a guide and do not form the basis of a contract. AGENTSplus.co.uk Copyright
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