



CHESHIRE
LAMONT

Barhill Drive, Tushingham, Malpas

5 Well Meadow Barns

Barhill Drive, Tushingham
Malpas, SY13 4EY

Enjoying uncompromised far-reaching views, this recently converted barn has created a stunning home completed to a particularly high specification with three double bedrooms all ensuite, generous gardens, single garage with EV point, and a green friendly air source central heating system.

- Attractive, quiet, rural position
- Stunning uncompromised views
- 9.2m x 5.4m Open Plan Kitchen/Dining/Family Room, 5.6m x 3.9m Living Room with log burner
- Three Double Bedrooms all with Ensuite facilities
- Bespoke handmade Kitchen
- Underfloor heating throughout the ground floor
- Green friendly air source central heating system
- Gardens front and rear

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

A welcoming **Reception Hall** finished with a herringbone pattern engineered oak floor is complimented with an oak detailed staircase rising to the First Floor. There is also a **Cloakroom** and useful under stairs storage cupboard. Underfloor heating run throughout the Ground Floor accommodation which includes an attractive Living Room, stunning 9.2m (30 feet) Kitchen/Dining/Family Room and a Ground Floor Double Bedroom with Ensuite Shower Room. The well-proportioned **Living Room** 5.6m x 3.9m overlooks the front and has an exposed brick fireplace fitted with a log burning stove set up upon a tiled half with sandstone mantle.



The stunning **9.2m x 5.4m Kitchen/Dining/Family Room** offers attractive far-reaching views over the surrounding countryside to the rear via two sets of bifold doors. The handmade **Kitchen** supplied by Millard and Lancaster of Shrewsbury includes wall and floor cupboards and a pantry/breakfast cupboard along with matching central island providing a four-person breakfast bar. The Kitchen units are complimented with quartz work surfaces. Appliances include a Quooker boil tap to the sink unit, range cooker with induction hob, double oven and extractor fan above, integrated larder fridge freezer, dishwasher and wine chiller. The heated tile floor runs throughout and continues in the **Utility Room** which is plumbed for a washing machine.

The **Ground Floor Double Bedroom 3.9m x 3m** has a built-in wardrobe/storage cupboard and well-appointed **Ensuite Shower Room**.

First Floor

To the First Floor there are two further Double Bedrooms both Ensuite. The **Master Bedroom Suite 5.8m x 5.3m** includes a large **Bedroom Area 5.8m x 3.5m** with **Dressing Room Area** off and **Ensuite Bathroom** fitted with a roll top bar, separate shower enclosure, pedestal wash handbasin, low level WC and heated towel rail. **Bedroom Two 5.3m x 3m** includes a further well-appointed **Ensuite Shower Room**.

Externally

Double gates open onto a private gravel front **Courtyard** with country estate railing to the side boundaries. The Courtyard provides ample parking and turning space along with giving access to a large **Single Garage** with automated up and over doors and including an EV charging point. To the rear of the property stunning views can be enjoyed over the surrounding countryside. There is a 4m x 9.5m Indian stone laid patio with large lawned gardens beyond.

Services

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

Tenure

Freehold subject to management charge for communal areas and facilities.

Viewing

Strictly by appointment through Cheshire Lamont's Tarporley office.

Directions

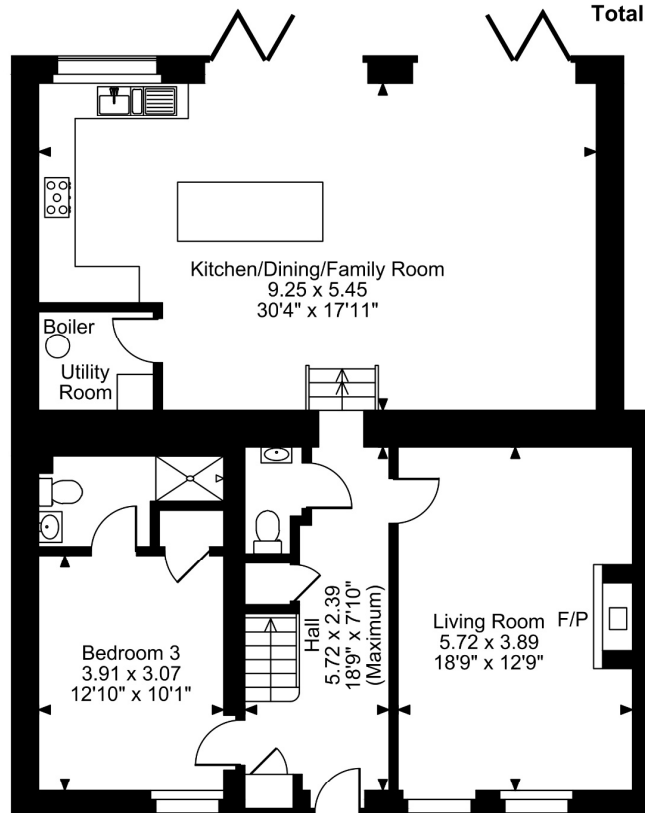
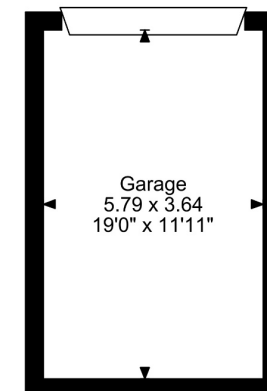
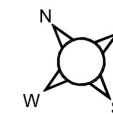
What3words: effort.upholds.duos

From Whitechurch 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.

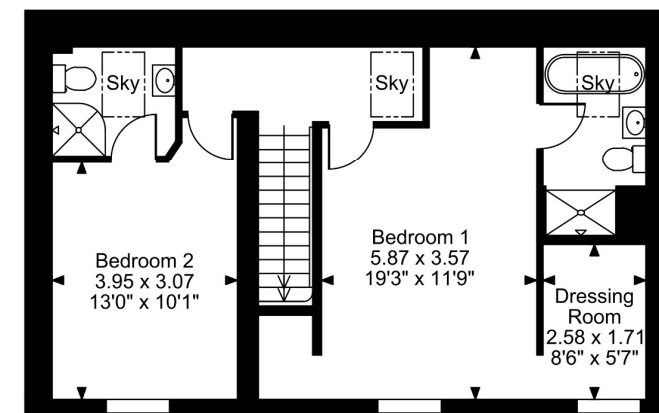




Approximate Gross Internal Area
Main House = 1846 Sq Ft/171 Sq M
Garage = 227 Sq Ft/21 Sq M
Total = 2073 Sq Ft/192 Sq M



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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