



CHESHIRE
LAMONT

Barhill Drive, Tushingham, Malpas

6 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, double garage with EV point, and a green friendly air source central heating system.

- Attractive, quiet, rural position
- Stunning uncompromised views
- 10m x 5m Open Plan Kitchen/Dining/Living Room
- 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 and attractive **Reception Hall 6.2m x 2.9m** includes an oak detailed staircase rising to the first floor complimented with a heated oak engineered herringbone pattern floor with **Cloakroom**, **Utility Room** and **Cloaks Cupboard** off (underfloor heating runs throughout the ground floor). A solid oak three tread staircase leads down to a stunning **10m x 5.3m Kitchen/Dining/Living Room** with two sets of bifold doors opening onto a large Indian stone alfresco entertaining area leading onto the lawn gardens with magnificent far-reaching views beyond over the surrounding countryside.



The bespoke handmade Kitchen supplied by Millard and Lancaster of Shrewsbury is of particularly high-quality and includes a Breakfast/Pantry Cupboard, and centre island creating a four person breakfast bar. The Kitchen units are complimented with quartz work surfaces which complement the heated limestone floor. Appliances include a Quooker boil tap to the sink unit, range cooker with induction hob, double oven and extractor above, integrated larder fridge and larder freezer, dishwasher and wine chiller. Within the Living/Dining Area there is ample space for a large dining table, sofa, easy chairs, occasional table and coffee table.

The **Utility Room** has the same quality units as the Kitchen, again complimented with quartz work surfaces and a sink unit along with space beneath the worksurface for a washing machine and tumble dryer. There are three Double Bedrooms within the property, all of which benefit from ensuite facilities. The **Ground Floor Guest Bedroom (Bedroom Two) 3.9m x 3.6m** has a **large 2.2m floor to ceiling window** incorporating a glazed door opening to the front and well-appointed **Ensuite Shower Room** off.

First Floor

The **First Floor Landing** gives access to **Bedroom One 4.3m x 3.7m**. This has a 3.2 feature vaulted ceiling with original exposed roof truss, built-in storage cupboard wardrobe and a well-appointed **Ensuite Shower Room** fitted with a roll top bath, separate large shower facility, pedestal wash handbasin, low level WC and heated towel rail. **Bedroom Three 3.8m x 3.6m** is a further generous Double Bedroom, again with exposed roof truss and 3.2m ceiling height with a further well-appointed **Ensuite Shower Room** off.

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 **Double Garage 6.8m x 5.7m** 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 10m x 4m 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: Via Cheshire Lamont's Tarporley office.

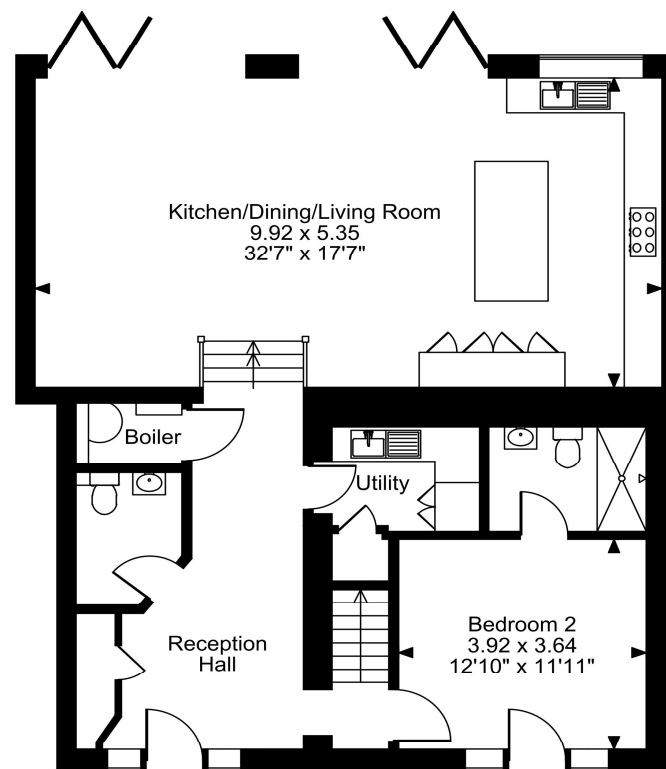
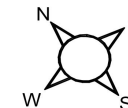
Directions: What3words: effort.upholds.duos

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.

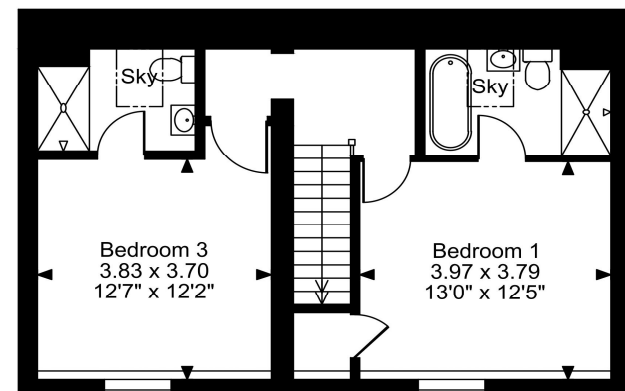
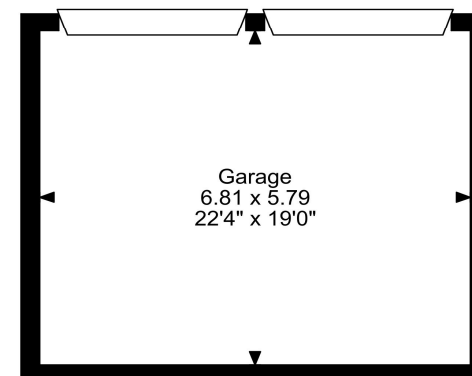




Approximate Gross Internal Area
Main House = 1723 Sq Ft/160 Sq M
Garage = 424 Sq Ft/39 Sq M
Total = 2147 Sq Ft/199 Sq M



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
70-80	C		
55-69	D		
40-54	E		
21-39	F		
1-20	G		