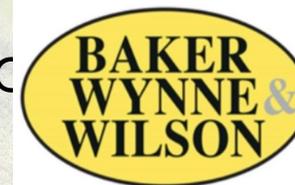




Crofters Barn, 1 Syllenhurst Barns Nantwich Road, Woore, Crewe, C
Guide Price £695,000



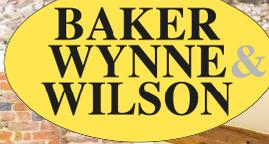
In association with



A BEAUTIFULLY CONVERTED 2,300 SQUARE FEET LINK DETACHED BARN WITH A LANDSCAPED SOUTH WESTERLY FACING GARDEN ENJOYING AN IMPRESSIVE APPROACH, ON THE EDGE OF THE VILLAGE

SUMMARY

Reception Hall, Cloakroom, Living Room, Dining Room open to Kitchen/Breakfast Room, Utility Room, Galleried Landing, Master Bedroom Suite comprising Bedroom, Dressing Room and Shower Room, Bedroom No. 2 with Ensuite Shower Room and Dressing Room, Two Further Bedrooms, Bathroom, Double Glazed Hardwood Windows, LPG Gas Central Heating (underfloor to ground floor), Integral Garage, Extensive Car Parking and Turning Area, Landscaped Gardens.



DESCRIPTION

Crofters Barn was tastefully converted in 2006 and maintains its rustic character with exposed beams while offering contemporary and stylish living spaces. The property, constructed of brick under a tiled roof is approached over a long sweeping tarmac drive, over a cattle grid to a gravel car parking and turning area in front of the property. This really is a splendid example of its type, being an effectively detached barn, part of a select development of three bespoke conversions and enjoying genuine tranquillity. What is so special about this barn is how the past and present owner has devoted themselves to not only creating an impeccable high specification interior, but also invested heavily into external landscape so as to create first class gardens.



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LOCATION AND AMENITIES

Crofters Barn is situated on the Cheshire/Shropshire border half a mile from Woore village centre.

Woore is an attractive village with post office/general store, church, tennis club and one public house.

The property is ideally located within easy reach of Nantwich, 7 miles, Newcastle Under Lyme, 11 miles, Market Drayton, 7 Miles, Shrewsbury, 25 miles, Chester 30 miles, Crewe with its intercity rail network (London Euston 90 minutes, Manchester 40 minutes) 9 miles, M6 motorway (Junction 16) 11 miles, Manchester and Liverpool, about 40 miles.

DIRECTIONS

From Nantwich take the A51 London Road, continue over the level crossings and at the traffic lights turn right, at the next set of traffic lights turn left, continue for 7 miles on the A51, past Bridgemere Garden World, and the entrance to Crofters Barn is located on the right hand side.

ACCOMMODATION

With approximate measurements comprises:

RECEPTION HALL

14'11" x 8'0"

Tiled floor, inset matwell, hardwood entrance door, comms cupboard, double doors to living room, understairs store.

CLAOKROOM

White suite comprising low flush W/C and vanity unit with granite worktop and inset hand basin.

LIVING ROOM

18'1" x 15'2"

Brick fireplace with slate hearth and Clearview wood burning stove, double glazed window, double glazed French door to rear garden, oak floor, beamed ceiling, picture light, inset ceiling lighting.

DINING ROOM OPEN TO KITCHEN/BREAKFAST ROOM

28'5" x 15'3"

Oak floor in dining room, tiled floor in kitchen/breakfast room, beamed ceiling, two double glazed windows, two double glazed French doors, inset ceiling lighting, an excellent range of painted oak furniture comprising floor standing cupboard and drawers with granite worktops, one and half bowl sink unit,



cupboards under, wall cupboards, island units/breakfast bar with granite worktop, Siemens coffee machine, integrated refrigerator/freezer, integrated dishwasher, brittania range style cooker with extractor hood above.

UTILITY ROOM

15'1" x 5'3"

Stainless steel one and half bowl single drainer sink unit, cupboards under, floor standing cupboard and drawer units with worktops, tiled floor, plumbing for washing machine, radiator.

STAIRS FROM HALL TO FIRST FLOOR GALLERIED LANDING

28'6" x 15'7" maximum

Two round double glazed windows, double glazed roof light, exposed roof truss, cylinder cupboard with Megaflow cylinder, radiator with cover.

BEDROOM NO. 2

15'8" x 11'8"

Oak floor, inset ceiling lighting, vaulted ceiling, round double glazed window, double glazed roof light, radiator.

DRESSING ROOM

8'10" x 5'11"

Walk in wardrobe, radiator.

ENSUITE SHOWER ROOM

5'11" x 5'10"

White suite comprising low flush W/C and hand basin, tiled shower cubicle with shower, tiled floor, half tiled walls, lit mirror fitting, chrome radiator/towel rail.

BEDROOM NO. 3

10'4" x 9'5"

Vaulted ceiling, inset ceiling lighting, round double glazed window, double glazed roof light, radiator.

BATHROOM

10'5" x 6'8"

White suite comprising free standing bath with standalone mixer tap and hand held shower, double glazed roof light, inset ceiling lighting, chrome radiator/towel rail.

BEDROOM 4/ STUDY

13'5" x 8'9"

Fitted double wardrobe and cupboards, oak floor, double glazed window and roof light, radiator.



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MASTER BEDROOM

34'7" x 15'3" maximum overall

Fitted wardrobes, vaulted ceiling, inset ceiling lighting, round double glazed window, two double glazed roof lights, radiator with cover.

ENSUITE SHOWER ROOM

8'3" x 7'7"

White suite comprising low flush W/C and twin hand basins, walk in shower with rain head shower and hand held shower, inset ceiling lighting, shaver point, lit mirror fitting, chrome tile rail/radiator.

OUTSIDE

Integral GARAGE 16'8" x 9'5" hardwood double doors, double glazed window, power and light.

Large car parking and turning area. Two outside taps. Exterior lighting. Garden shed.

GARDENS

The landscaped gardens extend to the front and rear and form a particular feature of Crofters Barn. There is an extensive flagged terrace and seating area to the rear. The walled rear garden enjoys a South Westerly aspect and is lawned with borders, specimen trees

and a Victorian style herb garden with box hedging. The rear garden enjoys views over rolling countryside towards the Peckforton and Bickerton Hills distance.

COUNCIL TAX BAND F

TENURE

Freehold.

SERVICES

Mains water and electricity. WPL domestic wastewater treatment system.

N.B. Tests have not been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services. The information given should therefore be verified prior to a legal commitment to purchase.

VIEWING

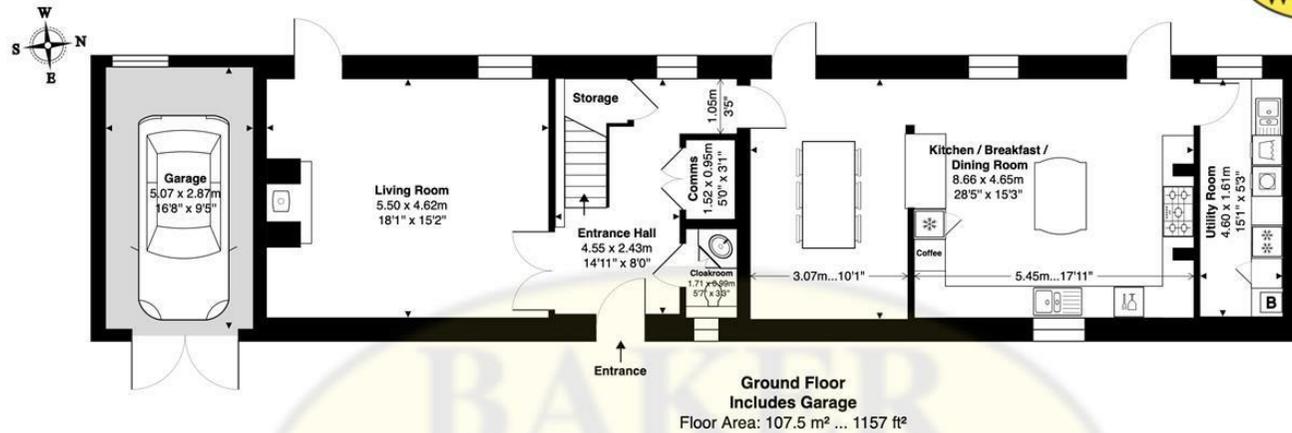
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CROFTERS BARN, 1 SYLLENHURST BARN, NANTWICH ROAD, WOORE, CHESHIRE, CW3 9RH

Approximate Gross Internal Area: 226.2 m² ... 2435 ft² Includes Garage

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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