Wright Marshall
Estate Agents



3 OAK FARM | LONG LANE | HAUGHTON | CHESHIRE | CW6 9RN | OIRO £640,000







An incredibly charming & substantial three storey barn conversion located in the picturesque and highly sought after village of Haughton. This delightful property boasts two very spacious bedrooms, one single bedroom and two bathrooms, offering ample space for a growing family or those who love to entertain guests.
With a generous 1,722 sq ft of living space, this glorious characterfuL home with distinctive features such as the minstrels gallery overlooking the country kitchen provides a perfect blend of traditional charm and modern convenience.

Stylish interiors & a magnificent large garden of approx 0.5 acre with double garage & gated brick paved driveway with generous private parking make it a truly unique find in the heart of Cheshire.

Whether you're looking for a peaceful retreat away from the hustle and bustle a cozy home to create lasting memories, or simply just embrace the idyllic countryside lifestyle this sublime country residence has it all.

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED





DIRECTIONS

Proceed from the Agent's Nantwich office along Hospital Street, towards the mini roundabout. Turn right into Waterlode (passing Morrison's) and continue over the next roundabout, proceeding through the traffic lights. At the 3rd set of traffic lights turn left into prestigious Welsh Row, over the bridge. Continue beyond to the village of Acton & turn left by the church into Monks Lane. Continue along Wrexham Road through the hamlet of Bburland & turn right into Long Lane continuing to Haughton. Before the historic & charming 'Nags Head' country pub, 'Oak Farm' will be observed on the right hand. Bear right where the private gated driveway will be reached & parking area.



NEARBY NANTWICH TOWN

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets.
In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings.
The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent trains from Crewe railway station link Cheshire to London-Euston in only 1hr 30mins.
Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.





THE ACCOMMODATION:-
With approximate dimensions, comprises;

ENTRANCE HALL (26'1 x 6'7)

CLOAKS WC (6'1 x 3'3)









LIVING ROOM (14'10 x 11'7)

SITTING ROOM (12'7 x 11'4)







DINING ROOM (13'1 x 11'5)







KITCHEN DINER (16'5 x 12'0)



UTILITY ROOM (9'5 x 7'3)









REAR PORCH (5'6 x 5'0)





FIRST FLOOR LANDING (15'8 x 7'4)

MINSTRELS GALLERY (7'10 X 6'5)









MASTER BEDROOM ONE (14'4 x 11'6)
Double room.

ENSUITE SHOWER ROOM (10'10 x 4'11)





FAMILY BATHROOM (10'9 x 6'1)

BEDROOM THREE (9'9 x 6'4)
Single room.



SECOND FLOOR LANDING





BEDROOM TWO (16'8 x 11'5)
Double room.



WC (6'8 x 5'2)





EXTERIOR

Standing in a wonderful & discreet location in the picturesque and highly sought after hamlet of Haughton the rural location is sublime, particularly for buyers who yearn to be immersed in the epitome of country life. A short stroll away is 'The Nags Head' pub – a very charming place to dine and relax with friends etc. There is even a little stone style by the front wall of 'Oak Farm'. The barn is beautifully positioned to the rear of the intimate and characterful conversions with residents access leading to the gated brick paved driveway only leading to the rear of No 3. There is a magnificent garden to behold with timber gate and climbing Roses, vast lawn, richly stocked shaped borders and pretty orchard area with additional garden beyond, all of which adjoin open fields. Directly to the rear of the property is an excellent patio with central paved & edged pathway. Sie gate opening to the lawned frontage with space for shed to side & oil storage tank.

DETACHED DOUBLE GARAGE (18'8 x 18'4)



EPC RATING: D

COUNCIL TAX BAND: G

SERVICES

All mains water & electricity services are connected or available locally (subject to statutory undertakers costs & conditions). Oil central heating & private drainage (septic tank). NOTE: No tests have 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.

TENURE

Presumed Freehold with vacant possession upon completion (Subject to Contract).

VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410. E-mail: nantwichsales1@wrightmarshall.co.uk. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

SALES PARTICULARS & PLANS

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

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ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.

MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.














3
OAK FARM

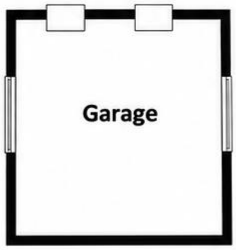


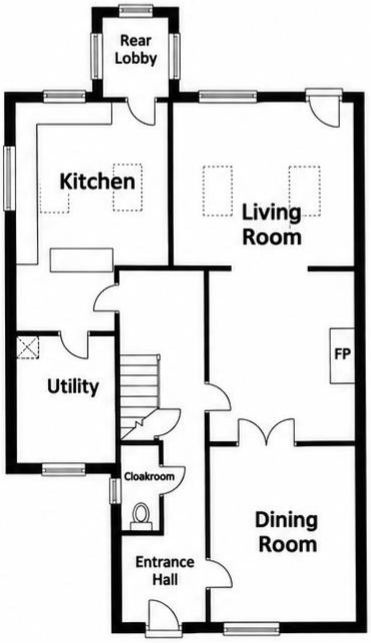




Ground Floor

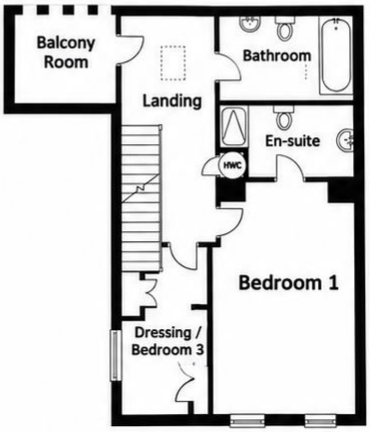
Approx. 83.9 sq. metres (903.2 sq. feet)





First Floor

Approx. 51.0 sq. metres (548.8 sq. feet)



Second Floor

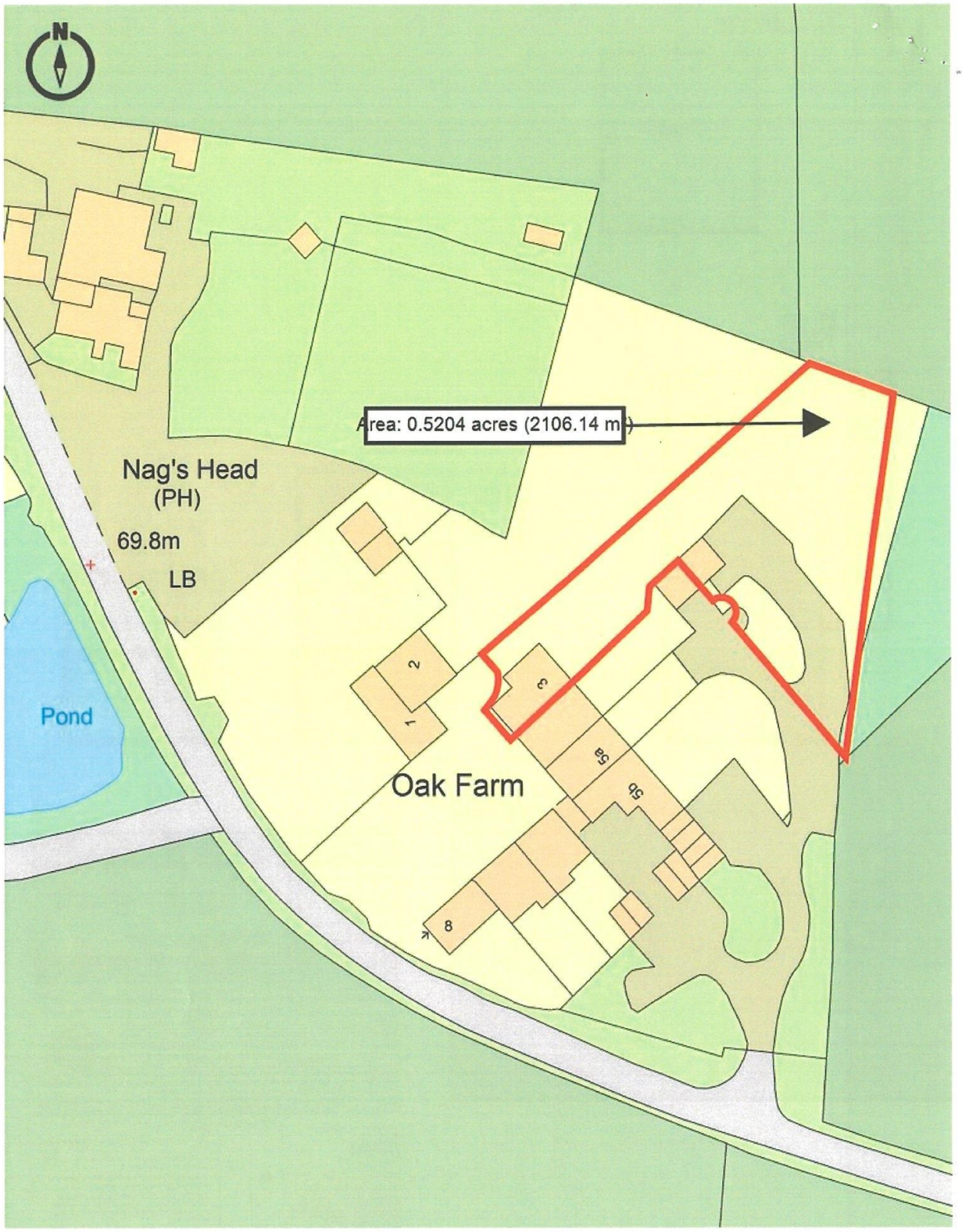
Approx. 28.5 sq. metres (307.1 sq. feet)



Total area: approx. 163.4 sq. metres (1759.1 sq. feet)

Not to scale. For identification purposes only.
Plan produced using RICS guidelines.

3 Oak Farm, Long Lane, Haughton



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