



Wrexham Road Malpas



8 Bulkeley Grange Barns, Wrexham Road, Bulkeley. SY14 8BW

A stunning approach leads up to Bulkeley Grange Barns, a grade II listed courtyard development set within delightful countryside. No.8 offers well-proportioned living accommodation; this opens onto a large secluded entertaining area with magnificent views beyond the gardens over the surrounding countryside. There are 3 generous bedrooms and 2 well-appointed bath/shower rooms. Outside of the car free courtyard there is a double garage and ample parking provision.

- A quarter of a mile country estate driveway.
- Stunning far-reaching views| Reception Hall, large Living Room, 30ft open plan Kitchen/Dining/Family Room, Utility, Cloakroom.
- Under-floor heating throughout the ground floor.
- Three well-proportioned Bedrooms, 2 well-appointed Bath/Shower Rooms.
- Attractive Gardens offering far-reaching views
- Double Garage and Ample Visitors Parking Provision

Location

Bulkeley Grange Barns stands to the southeast of Bulkeley village below Bickerton and Peckforton Hills and offers a wonderful rural setting in the heart of Cheshire countryside with stunning views. Local amenities are available at the "Cholmondeley Estate" farm shop alternatively the nearby villages of Bunbury, Tattenhall and Malpas are all within a short drive of the property and offers comprehensive facilities for every day along with pubs/restaurants, with the larger village of Tarporley just 6 miles away offering further facilities. All these villages provide highly regarded primary schools along with Bickerton (2 miles) with the larger towns of Nantwich (8 miles) and Whitchurch (10 miles), offering national supermarket outlets with Chester City Centre (13 miles).

Accommodation

A solid timber front door with observation window opens into an attractive split level **Reception Hall** with staircase rising to the first floor and well-appointed **Cloakroom** off. Under-floor heating runs throughout the ground floor accommodation; this includes a well-proportioned **Living Room 7.1m x 5.3m** with 10ft ceiling heights and two large 9ft wide shuttered arch picture windows to the west and a further window and glazed door to the east overlooking the gardens with spectacular far-reaching views beyond. The glazed door gives access to the large, paved **Sitting/Entertaining Area**. A central Inglenook style fireplace with beamed mantle is fitted with a log burning stove set upon a raised hearth.



The Kitchen 5.4m x 3.8m is open plan to the **Dining/Sitting Room** making an overall room in excess of **11.2 m (30 ft)**. The kitchen benefits from a 3m ceiling height and is comprehensively fitted with wall and floor cupboards complemented by granite work surfaces and matching central island finished with an oak work surface. Appliances include range cooker, double oven and seven burner gas hob, dishwasher and space for American style fridge freezer.

Off the kitchen there is a **Utility Room 2.4m x 1.7m** fitted with additional cupboards and space beneath the work surface for a washing machine and tumble dryer. A heated *Travertine* tile floor runs throughout the Kitchen and Utility Room continuing seamlessly into the magnificent open plan **Dining/Family Room 5.2m x 3.9m** this has a 3.3m vaulted ceiling along with two large feature 9'7" wide picture windows overlooking the gardens providing magnificent views beyond, one of which incorporates a glazed door which opens onto the spectacular sheltered **Sitting/Entertaining Area**.

First Floor

To the first floor there are **Three Bedrooms and Two Bath/Shower Rooms (One En-Suite)**.

Bedroom One 5.2m x 5m provides attractive views and benefits from being extensively fitted with wardrobes, dressing table, drawer units and matching bedside tables along with a feature 16' ceiling height, exposed characterful roof trusses, a high-level Bullseye window. There is a well-appointed **Ensuite Shower Room** off fitted with a quadrant shower enclosure, wall mounted wash hand basin and low-level WC with enclosed cistern and Travertine heated tile floor.

Bedroom Two 5.3m x 3.2m 17'7" x 10'6" also has a 4.3 m ceiling height with feature exposed roof trusses, stunning views, fitted wardrobes, drawer units and bedside tables. **Bedroom Three 2.8m x 2.3m 12'6" x 7'9"** also benefits from far reaching views and has a fitted desk creating a Home Office. The **Main Bathroom** comprises of a panelled bath with shower above, low level WC with enclosed cistern, wash hand basin, *Travertine* heated tiled floor and airing cupboard incorporating pressurised hot water system.

Externally

The property is approached over an impressive quarter mile country estate tarmacadam drive with automated gates which lead to a Double Garage and Parking Provision for the property. The gardens are principally to the rear and are of good proportion being on two levels, comprising a large secluded Indian stone laid patio, perfect for al fresco entertaining directly accessible from both the Living Room and Kitchen/Dining/Family Room. This area offers stunning elevated views of the surrounding countryside and has steps leading down to a large lawned garden. Beyond the formal gardens the Vendor has acquired additional land approx. 23m x 15m and created a productive vegetable garden.

Tenure: Freehold

Services:

Mains Electricity, Water, LPG Heating and Private Drainage. Maintenance Charge: £110.00 per month - covers private drainage, electric gates, communal grounds lighting and maintenance.

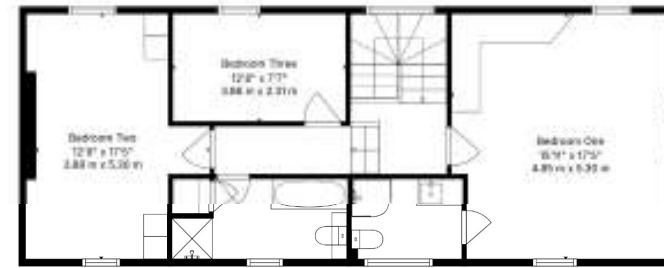




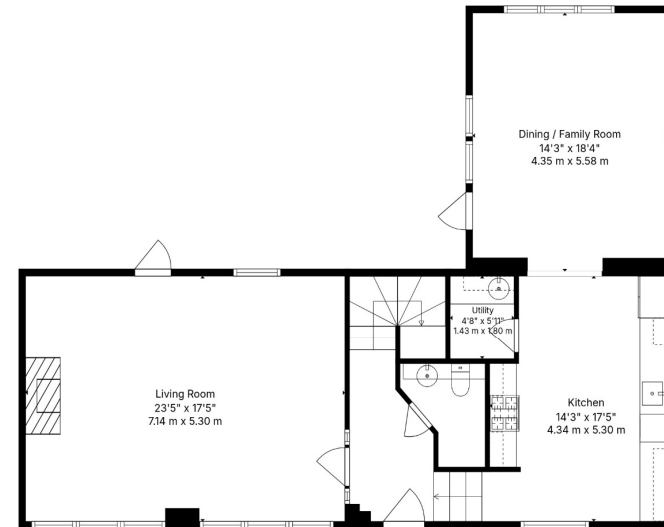
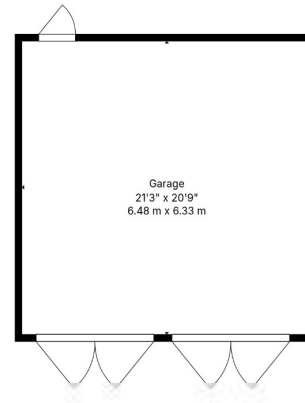
Directions.

What3words prune.ships.cling.

From Tarporley proceed South on the A49 for 4.5 miles passing through Spurstow, shortly after turn right onto the A534 towards Wrexham. After a further 1.25 miles the sandstone splayed entrance drive to Bulkeley Grange Barns will be observed on the left-hand.



First Floor



Ground Floor



Total: 2352 sq. Ft, 219 m2
Ground Floor: 1535 sq. Ft, 143 M2, First Floor: 817 sq. Ft, 76 m2
Excluded Areas: Walls: 192 sq. Ft, 17 m2

Not drawn to scale and for illustrative purposes only. Positions and sizes of doors, windows, appliances, and other features are approximate. Estimated accuracy: 97%. Prepared on behalf of cheshire laurent.



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