



Common Farmhouse, Norbury Common, Nr Cholmondeley





Common Farmhouse,

Norbury Common, Nr Cholmondeley,
Cheshire, SY13 4JD.

Common Farmhouse has been comprehensively renovated and extended by Chartland Homes who have created a stunning family home set within just under six acres, which includes stabling and a versatile newly converted two storey Barn suitable for a dependent relative or alternatively could provide cinema/media room, home office and guest suite with kitchenette.

- Stunning family home set in just under six acres
- Stabling, Double Garage with Attic Space
- Attractive Reception Hall, Sitting Room, Study, stunning open plan Kitchen / Dining / Garden Room, Utility, Cloakroom
- Four generous Double Bedrooms, three Bathrooms (two Ensuite)
- Detached two storey barn suitable for self-contained dependent relative accommodation or alternatively could provide media/cinema room/home office and guest suite with shower room and kitchenette
- Underfloor heating throughout the ground floor accommodation and bath/shower rooms, green friendly air source central heating system
- Up to 3.18 acres available by separate negotiation

Location

Common Farmhouse holds a truly unique tranquil rural setting adjoining and overlooking a stunning area of the Cholmondeley estate managed for its wildlife habitat. The property is conveniently situated near to the popular village of Malpas (4.5 miles) which provides comprehensive facilities for everyday purposes, as well as the secondary education at the highly sought after Bishop Heber High School. The Cholmondeley Castle Farm Shop is 3 miles, Whitchurch town centre is just 5 miles and provides four of the large supermarket chains, as well as a train station offering a regular service to Crewe station and also Manchester. Wrenbury station is a 10 minute drive providing links to London (1hr 40 min – via Crewe). Delightful country walks can be enjoyed from the property as well as a number of recreational facilities within 15 minutes' drive including football, cricket, rugby, hockey, tennis and padel and a number of golf clubs. The Cholmondeley Arms, one of Cheshire's most renowned hostelries is a 5-minute drive as is the village of Marbury and the award winning Swan Pub.



Accommodation

A part glazed panel front door opens to a welcoming **Reception Hall** fitted with a log burning stove set upon a slate hearth within a recessed fireplace, there is also a cloaks cupboard downstairs storage cupboard and staircase rising to the first floor along with a well-appointed **Cloakroom** fitted with a low level WC and wash handbasin. A heated tile floor runs throughout the ground floor accommodation other than in the Sitting Room and Study which are both carpeted, however, still benefit from underfloor heating. The hub of this stunning property is the Kitchen/Breakfast Room which flows into the open plan Dining Area and Garden Room beyond.

The **Kitchen/Breakfast Room 5m x 4.4m** is extensively fitted with bespoke handmade cupboards and drawer units which include a dresser style unit with integrated fridge and freezer. The units are complimented with quartz work surfaces and a matching centre island which is finished with a hardwood worksurface creating a four-person breakfast bar. Additional appliances include a range style cooker with five burner gas hob (LPG) and double oven, there is also a dishwasher and wine chiller. The Kitchen/Breakfast Room is open plan to a **5.5m x 3.0m Dining Room** this has a feature double sided log burning stove which also serves the **Garden Room 3.7m x 3.6m** which overlooks the gardens and adjoining paddocks via large picture windows. Further features include a vaulted ceiling with two exposed ceiling timbers, and a set of glazed double doors give access to a flag-stone patio capturing the morning sun.

The well-proportioned **Sitting Room 4.9m x 4.6m** has a central fireplace fitted with a log burning stove, glazed double doors opening onto the flag-stone patio and a further set of double doors leading into the **Study 2.7m x 2.6m**.

There is also a **Utility Room/Rear Porch** to the ground floor fitted with additional wall and floor cupboards complimented with timber worksurfaces and a Belfast style ceramic sink unit along with space beneath the worksurface for a washing machine and condenser dryer.





First Floor

To the first floor, there are three Double Bedrooms (one Ensuite) and a Family Bathroom with a further large Principal Bedroom Suite on the second floor. All the bedrooms benefit from attractive far-reaching views over the surrounding countryside. **Guest Bedroom Two 4.5m x 3.3m** benefits from built-in double wardrobes and an **Ensuite Bath/Shower Room** fitted with a panel bath, large separate shower facility, low level WC, pedestal wash handbasin, heated towel rail and heated tile floor. **Bedroom Three 4.8m x 4.6m** benefits from built-in double wardrobes and a storage cupboard. **Bedroom Four 4.0m x 3.6m** overlooks the front and fields beyond. The well-appointed **Family Bathroom** is fitted with a panel bath, quadrant shower enclosure, pedestal wash handbasin, low level WC, heated towel rail and heated towel floor.

Second Floor

On the second floor there is a further large **Double Bedroom Suite 5.0m x 4.9m**. This offers spectacular elevated views and has a feature vaulted ceiling with two exposed ceiling timbers. There is a 5m wide wardrobe



running the full width of one wall and a large **Ensuite Bath/Shower Room 3.4m x 2.9m** fitted with a freestanding roll top bath, large wet room style shower facility with fixed shower screen and self-draining tile floor, pedestal wash handbasin, low level WC, heated towel rail and heated tile floor.

Detached Newly Converted Two Storey Barn

Self-contained Dependent/Relative Accommodation, or **Home Office/Media room/Gym with first floor bedroom and shower room**, extending to 1010 sqft benefiting from underfloor heating throughout the ground floor:

- **Living Room/Cinema Room 6m x 3.9m**
- **Office/Dining Room 4.1m x 3.9m**
- **Kitchenette 3.9m x 3.9m** with staircase rising to first floor with **Cloakroom** beneath fitted with a low-level WC and wash hand basin

To the first floor:

- **Bedroom 4.1m x 3.9m** dimensions include built-in wardrobes and storage cupboards
- **Balconied Study/Reading Area 3.9m x 2.3m** overlooking the Living/Media Room.
- **Well-appointed Shower Room** with low-level WC, pedestal wash handbasin, heated tile floor and heated towel rail.

Externally

The property is approached through a gated entrance with statement oak sculpted posts and down a long drive owned by the property (with a right of way in favour of the neighbouring property Commonsides Barn subject to shared maintenance costs on a 50:50 basis). The driveway then leads to double gates which open onto a private gravelled courtyard providing ample parking and turning space along with giving access to a detached Double Garage with log store to one side. The driveway continues along the side of the property to a small paddock at the rear where there are two Stables. This paddock also gives access to the main 4.7 acre field included within the sale, the large paddock can also be accessed directly from the approach drive.

The gardens offer a southerly aspect overlooking the 4.7 acre field and are principally laid to lawn. They include a large 8m x 5m flag-stone patio and stocked borders. To the side of the property there are raised herb and fruit beds and a former brick-built pigsty 6m x 1.9m which provides additional storage for garden furniture/implements and a potting shed, which is adjacent to the kitchen garden.

Services/Tenure

Mains water and electricity, private drainage compliant to 2020 regulation, air source central heating system.

Viewing

Via Cheshire Lamont's Tarporley office.

Directions

What3words: fittingly.blip.tower

From Tarporley, proceed South down the A49 towards Whitchurch for approximately 9 miles passing the Cholmondeley Arms Gastro Pub. Having past the Cholmondeley Arms, continue for a further 1.2 miles and turn left at the Bickley crossroads into Snab Lane, signposted Marbury. Take the first turning left into Common Lane and the driveway to Common Farm will be found after a quarter of a mile on the left-hand side.

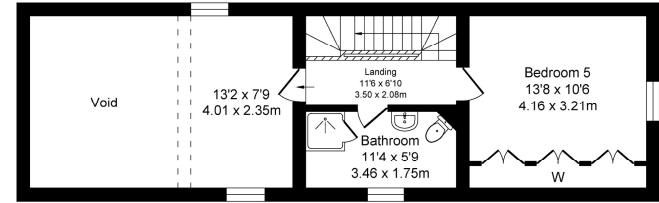
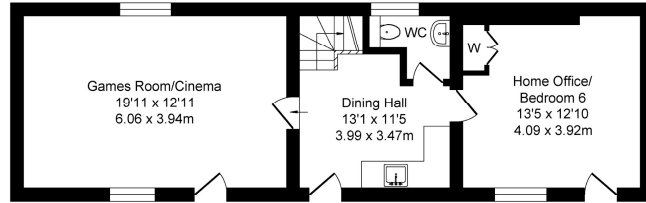


Score	Energy rating	Current	Potential
82+	A		
81-81	B		82-81
65-80	C		
55-68	D	81-81	
39-54	E		
21-38	F		
1-20	G		

Common Farm

Total Approx. Floor Area 4729 Sq.ft. (439.4 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

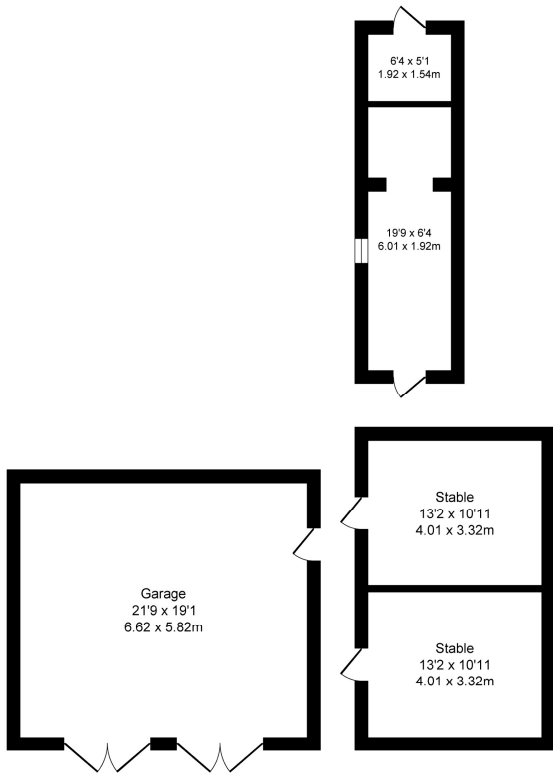


Annexe Ground Floor

Approx. Floor Area 603 Sq.Ft (56.0 Sq.M.)

Annexe First Floor

Approx. Floor Area 603 Sq.Ft (56.0 Sq.M.)

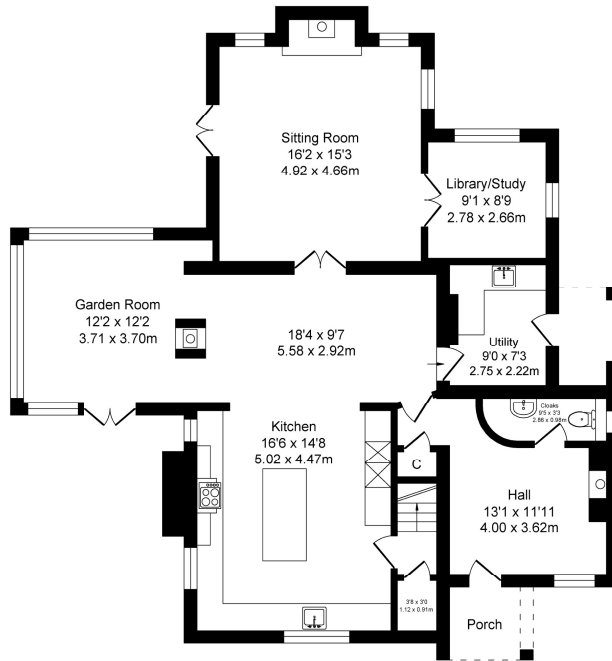


Garage

Approx. Floor Area 414 Sq.Ft (38.5 Sq.M.)

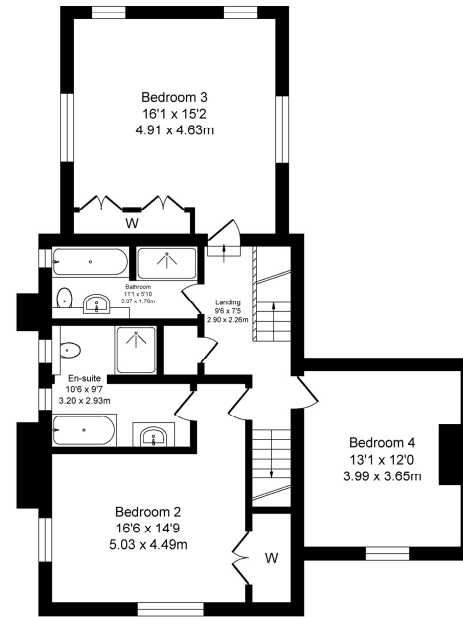
Outbuilding

Approx. Floor Area 452 Sq.Ft (42.0 Sq.M.)



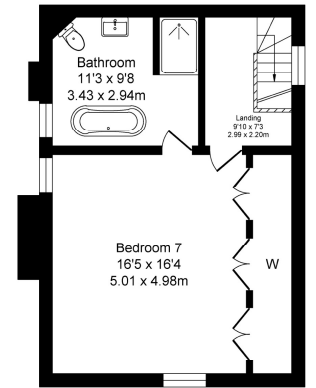
Ground Floor

Approx. Floor Area 1259 Sq.Ft (117.0 Sq.M.)



First Floor

Approx. Floor Area 915 Sq.Ft (85.0 Sq.M.)



Second Floor

Approx. Floor Area 483 Sq.Ft (44.9 Sq.M.)



IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

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