



2 Cooks Pit Barns Woodhey Lane, Faddiley – CW5 8JJ

Guide Price £475,000



in association with



2 Cooks Pit Barns Woodhey Lane

Faddiley, Nantwich

A FINE FOUR BEDROOM BARN CONVERSION OF
CONSIDERABLE CHARACTER AND APPEAL WITH A SOUTH
FACING GARDEN IN A LOVELY RURAL POSITION, 4.5 MILES
WEST OF NANTWICH
SUMMARY

Reception Hall, Sitting Room, Living/Dining Room open to
Kitchen, Utility Room, Cloakroom, Impressive Vaulted
Landing, Master Bedroom with Ensuite Bathroom, Three
further Bedrooms, Bathroom, LPG central heating, Double
Glazed Windows, Double Garage, Brick Store, Car parking
Space, Gardens.

DESCRIPTION

Cooks Pitt Barns is an inspired development of a
splendid range of barns providing five individual country
homes with a wealth of features. No.2 is of mellow brick
construction under a tiled roof. Requiring some
refurbishment the barn combines the original character
features of the historic building, which are clearly
displayed, with contemporary fittings which makes this
home a perfect option for those who appreciate
character and tranquillity.

Outside, there is car parking spaces for a number of
vehicles and a double garage.



2 Cooks Pit Barns Woodhey Lane

Faddiley, Nantwich

LOCATION & AMENITIES

No. 2 Cooks Pitt Barns lies about 4.5 miles West of Nantwich in a quiet country lane and occupies an enviable setting surrounded by open countryside. Nantwich town offers a fully range of shopping and recreational facilities, together with local schooling.

Road communications to the area are well provided for, the M6 motorway (junction 16) being accessed via the A500 Barthomley link road is 10 miles to the east of Nantwich. Crewe station with its 2-hour intercity service to London Euston is 9 miles distant and both Manchester and Birmingham International Airports are readily accessible via the motorway network. Nantwich 4.5 miles, Tarporley 8 miles, Crewe Station 9 miles, Chester 17 miles, M6 motorway (Junction 16) 14 miles, Stoke-on-Trent 25 miles, Manchester Airport 35 miles, Manchester 45 miles.

DIRECTIONS

From Nantwich take the A534 Chester Road, as far as Acton, turn left by the Church onto the Wrexham Road, continue for 3 miles through Burland, turn left into Willbank Lane, proceed for .6 of a mile, bear right into Woodhey Lane and the development is located immediately on the right hand side.



RECEPTION HALL

12' 8" x 8' 9" (3.86m x 2.67m)

Inset matwell, understairs store.

DINING ROOM

14' 10" x 12' 8" (4.52m x 3.86m)

Brick fireplace, open mantle and stone hearth, inset ceiling lighting, oak floor.

KITCHEN/BREAKFAST/DINING/FAMILY ROOM

24' 11" x 24' 1" (7.60m x 7.34m)

An excellent range of floor standing cupboard and drawer units with granite worktops, inset double Belfast sink, island unit/breakfast bar with granite worktop, wall cupboards, Rangemaster range style cooker with extractor hood above, integrated refrigerator/freezer and dishwasher, oak and stone floor, three double glazed windows.

HALLWAY

Stone floor, stable door to side driftway.

UTILITY ROOM

8' 3" x 7' 5" (2.52m x 2.26m)

Stainless steel single drainer sink unit, cupboards under, plumbing for washing machine, stone floor, Worcester LPG central heating boiler.

CLOAKROOM

White suite comprising low flush WC and hand basin, stone floor.

STAIRS FROM RECEPTION HALL TO FIRST FLOOR LANDING

24' 3" x 13' 3" (7.39m x 4.04m)

Vaulted beamed ceiling, exposed wall timbers, double glazed roof light, four up lihgts.

MASTER BEDROOM

19' 3" x 11' 8" (5.87m x 3.56m)

Vaulted beamed ceiling.



ENSUITE BATHROOM

11' 9" x 6' 3" (3.58m x 1.91m)

White suite comprising slipper bath, vanity unit with inset handbasin, low flush W/C, tiled shower cubicle with rain head shower, shaver point, tiled floor, part tiled walls.

BEDROOM NO. 2

11' 10" x 10' 3" (3.61m x 3.12m)

Track lighting, vaulted beamed ceiling.

BEDROOM NO. 3

11' 4" x 10' 1" (3.45m x 3.07m)

Track lighting, vaulted beamed ceiling.

BEDROOM NO. 4

11' 11" x 10' 1" (3.63m x 3.07m)

Track lighting, vaulted beamed ceiling.

BATHROOM

11' 11" x 5' 10" (3.63m x 1.78m)

White suite comprising free standing bath with ball and claw feet, pedestal hand basin and low flush WC, tiled shower cubicle with Mira sport shower, tiled floor, part tiled walls, shaver point.

OUTSIDE

Communal gravel car parking and turning area. outside tap. Exterior light. Brick built tiled roof DOUBLE GARAGE 21'0" x 18'6"- two pairs of double doors, power and light, potential roof space. Brick built garden tool Store.

GARDENS

The rear walled garden enjoys a South Westerly aspect. It is lawned with an Indian Stone flagged patio.



SERVICES

Mains water and electricity. Private drainage system. N.B. Tests have not been made of electrical, water, gas, 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.

TENURE

Freehold with vacant possession on completion.

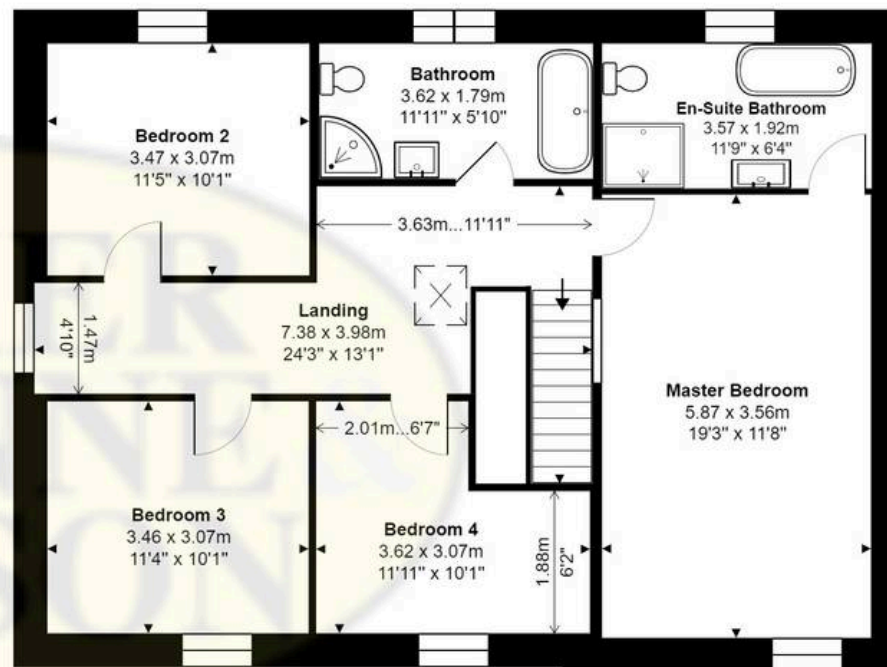
COUNCIL TAX

Band F.

VIEWINGS

By appointment with BAKER, WYNNE & WILSON. 38 Pepper Street, Nantwich 01270 625214





Approximate Gross Internal Area: 169.7 m² ... 1826 ft²

While 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.
Floor plan produced by Green House EPC Ltd 2022.