



Meadow Acre
Wrenbury Frith. Nr Nantwich



LARCH
PROPERTY



VIEW FROM THE GARDEN

Meadow Acre

Wrenbury Frith,
Nr Nantwich
CW5 8HN

A high specification, 4 bedroom barn conversion set in an elevated position with outstanding far-reaching views, nestled in an exclusive courtyard development

- Entrance hall
- Separate WC
- Sitting room
- Dining room
- Drawing room
- Kitchen/breakfast room
- Utility room
- Principal suite with ensuite shower room
- Guest suite with ensuite shower room
- Two further bedrooms
- Family bathroom
- Double garage
- Communal courtyard parking
- Landscaped garden



DESCRIPTION:

Meadow Acre is an incredibly special barn conversion due to its breathtaking position, situated down a very quiet rural lane, enjoying west facing, far reaching views of the Bickerton and Welsh hills. This attractive barn is constructed of mellow cheshire brick elevations, all surmounted by a slate roof. The rustic exterior belies the sublime mix of period and contemporary fittings, to provide a light, bright and spacious family space, all beautifully decorated with great ceiling height. The front of the house basks in the morning light, with the rear of the house enjoying the afternoon sun; with the evening providing glorious sunsets.

Internally the house has a layout ideal for modern family living with such features as stone flooring to all ground floor rooms, exposed beams and trusses, exposed brick work, solid oak latch doors and a log burner. The front door opens into the entrance hall with WC off, with the generously proportioned sitting and dining rooms lying to either side. An inner hall leads to the expansive drawing room with log burner and two sets of French doors to the rear terrace. The kitchen breakfast room has a full range of painted wall and floor units with star galaxy granite worksurface, with a full compliment of built in appliances and room for a breakfast table. The views can be fully enjoyed from the kitchen sink, with a door to the well fitted out utility room with door to the gardens.

The first floor is vaulted, giving a real feeling of space and light. The principal suite is huge with one wall entirely covered with built in wardrobes. The





ensuite shower room is well appointed with a delightful white suite and stone tiling. The guest suite is equally as impressive with an equally as impressive ensuite shower room. The two further bedrooms, of which one is currently used as a study and one as a dressing room, are served by a good sized family bathroom with roll top bath.

GARDENS:

There is a shared front driveway providing access to three out of the four barns. This leads to an attractive granite set communal courtyard with planted troughs. Meadow Acre has its own private double garage with a large communal parking area to the front, providing parking for numerous cars. The gardens lie to the rear with west facing elevation and bathing the gardens in the afternoon and evening sun. There is a wide stone terrace that runs the entire length of the house, accessed off two sets of French doors from the drawing room and a door from the utility room. The terrace provides an excellent al fresco dining area with breathtaking views over the level lawns, and stunning sunsets over the Bickerton and Welsh hills. There is a high degree of privacy with evergreen hedging to one side and a timber fence to the other. The garden has been created for ease of maintenance.



LOCATION:

Wrenbury Frith is a delightful rural hamlet that is located within the finest rural Cheshire countryside. The ever-popular nearby village of Wrenbury has its own general store / post office and Church set around the village green. The village amenities include a doctors surgery/medical centre, infant and

primary school, village hall, children's playground and a bowling green. The village also has a train station on the Welsh Marches Line, offering an easy commute to local cities and London Euston with a change at Crewe. The 'Dusty Miller' public house is renowned for its excellent standard of food and canal side location, offering stunning walks. The Cholmondeley Arms public house, also being a short drive away, offers yet more fine dining; with the Cholmondeley Tennis & Bowling Club next door. The nearby Cholmondeley Castle country house and parkland offers garden and parkland walks, being open to the public most of the year.

Nearby Nantwich is a charming and historic market town in South Cheshire countryside providing a wealth of period buildings, independent boutique shops, cafes, bars and restaurants with highly regarded junior and senior schools. The equally as close by town of Whitchurch offers a great selection of supermarkets, shops, cafes, restaurants and further school opportunities.

DISTANCES IN APPROX MILES:

Whitchurch 5.0 miles, Nantwich 5.5 miles, Chester 17 miles, Crewe Train Station 9.6 miles, M6 16 miles, Liverpool airport 22 miles, Manchester airport 27 miles

DIRECTIONS:

Postcode: CW5 8HN

What three words: bumps.ownership.litters

From Tarporley follow the A49 in a southerly direction towards Whitchurch. At the crossroads with the Cholmondeley Arms public house on your





left, bear left into Wrenbuy Road. Follow the road round to the right, driving over a small bridge. Proceed up the incline and at the first crossroads bear left. Drive for about a quarter of a mile and the exclusive courtyard of barn conversions will be found on your left-hand side. Proceed up the shared driveway and park in front of the first garage on your right hand side.

PROPERTY INFORMATION:

TENURE: Freehold

SERVICES: Oil fired central heating, mains water and electricity, shared septic tank drainage with three other barns, fibre to the house offering high speed connection and burglar alarm.

EPC: D

LOCAL AUTHORITY: Cheshire East Council, tel 0300 123 5013 band G amount payable for 2025 £3,641.06.

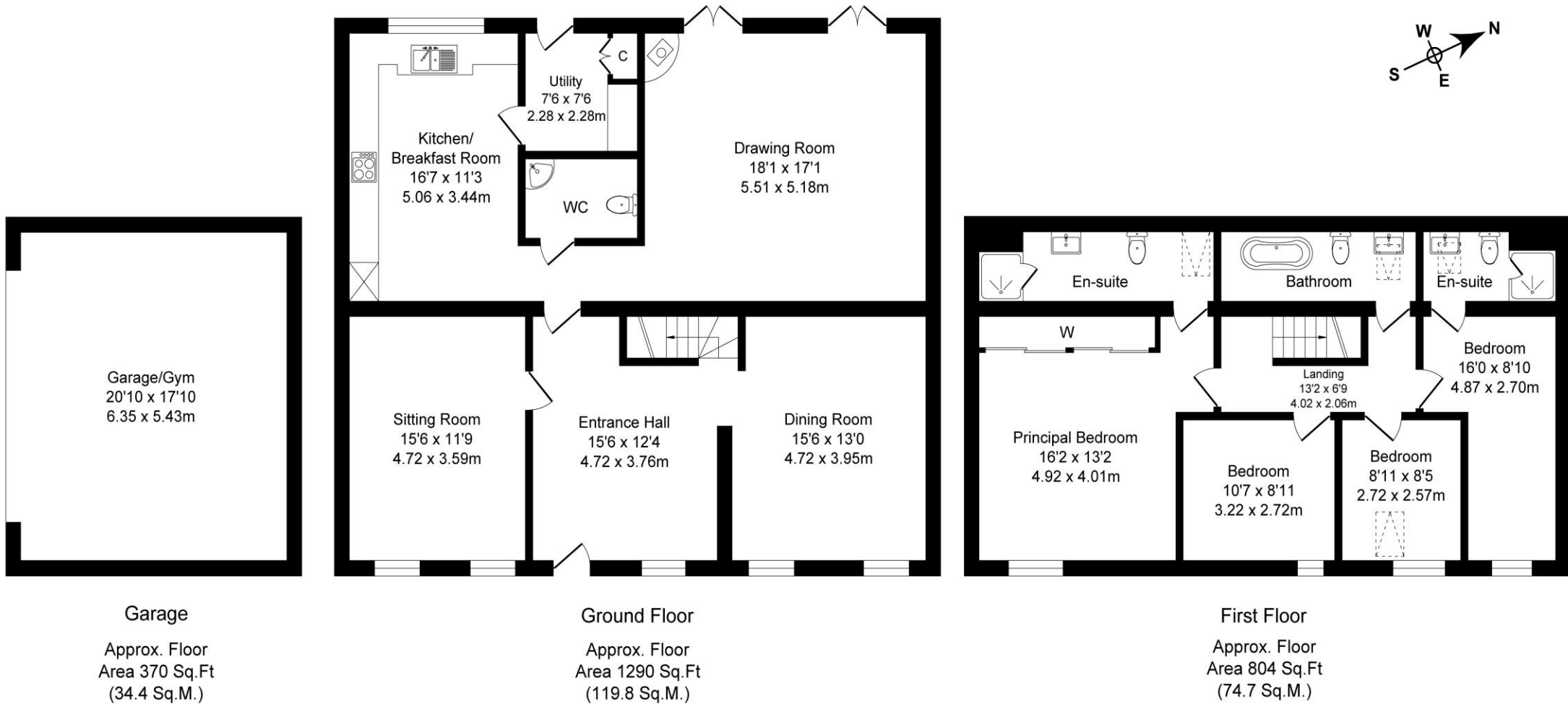


AGENTS NOTES

- There is a shared path that lies to the rear of the neighbouring barns, which ends at a gateway to the rear garden of Meadow Acre, ideal for lawn mower access.
- The front courtyard and drive are communal
- The selling agent lives within the courtyard development

Total Approx. Floor Area 2464 Sq.ft. (228.9 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.



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