



Middle Barn

Crewood Common Road, Crowton CW8 2GF



LARCH
PROPERTY

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A Rare Opportunity To Create Your Dream 4 Bedroom Barn Conversion - The External Conversion Has Already Been Started, Leaving The Internal To Be Remodded To The Buyers Specification, With Front Parking And Rear Gardens, In All About 0.19 Acres.

Accommodation In Brief

Plans have been drawn up for the following accommodation, although un-built giving full flexibility:-

- Entrance hall with WC
- Living room/Snug
- Kitchen/dining/living room
- Study/office
- Utility/Boot room
- Ground floor shower room
- First floor landing with linen cupboard
- Principal suite with bedroom, dressing room & en suite
- Guest suite with bedroom & en suite
- Two further double bedrooms with wardrobes
- Family bathroom
- Rear south westerly facing gardens
- Front parking for numerous cars
- In all about 0.19 acres





Description

Middle Barn is an attractive barn conversion for which the conversion has been started externally. The roof is made of zinc with Larch and cream rendered elevations punctured by large openings which will fill the house with natural light.

Planning was granted for the conversion in 2021 application number: 21/02553/FUL. This barn allows the discerning buyer the flexibility to create their own space internally with accommodation laid out over two floors measuring about 2,820 sq ft, 261.99 sq meters of accommodation (measurements off plans).

At present the plans drawn up are for a front entrance hall with WC off. Glazed double doors will lead to a huge kitchen/dining/living space that spans the entire of the rear elevation, with two sets of French doors to the rear gardens. Lying behind the kitchen is a utility room which abuts the generously proportioned living room/snug, with fireplace. The ground floor is completed by a study/office.

The first floor has four double bedrooms, comprising of a master suite with dressing room and en suite shower room. There is a guest suite with wardrobe space and en suite shower room. The two remaining double bedrooms, both with wardrobe space, are served by a large family bathroom with bath and separate shower.

Gardens

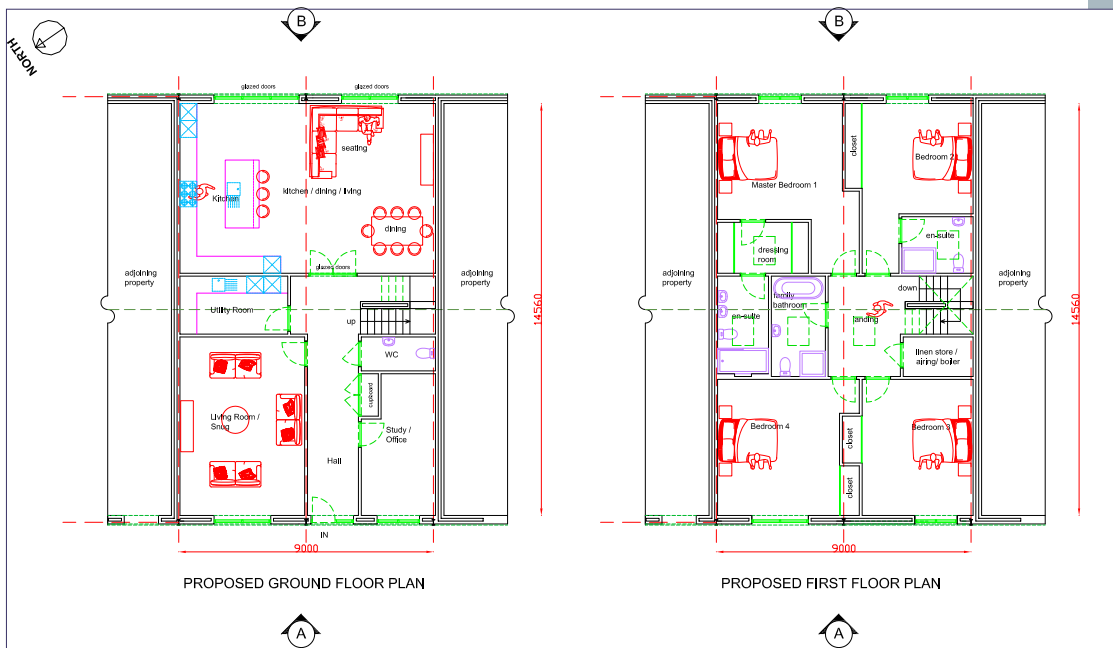
The front drive leads to a gated entrance where there is parking for numerous cars. To the rear of the house lies a large flat garden in need of landscaping with rolling Cheshire countryside behind.

Location

Middle Barn enjoys a wonderful peaceful setting in the picturesque hamlet of Crowton, offering an enviable balance between quiet rural living and excellent connectivity. Surrounded by stunning rolling Cheshire countryside, the property benefits from a tranquil atmosphere with far-reaching views, quiet country lanes and an abundance of natural beauty right on the doorstep. It is an ideal location for those seeking a slower pace of life without sacrificing access to key amenities and transport links.

Crowton is close to Kingsley village, which is extremely popular and for good reason. There is a large Co-Op /Post Office, dispensing chemist, two popular primary schools, a village pub, two Churches and an active community centre. There is also a cricket club and tennis club. There is an excellent selection of state schools in the area and for those seeking private education The Grange, Kings, Queens and Abbeigate College are all within easy reach.

The charming market town of Frodsham is just 7 miles away, and offers a good selection of shops, restaurants, a Post Office, doctors and dental surgeries as well as a train station. The town of Northwich only 6 miles distant has a superb multi-screen cinema, numerous supermarkets, and an impressive retail offering and is only a short drive away. The road, rail and motorway networks allow access to the Northwest, being a short drive away from the M56, M53 and M6 enabling an easy commute to Chester, Warrington, Liverpool and Manchester, which are all within daily travelling distance. Trains run from Runcorn to London Euston with journey times of less than two hours. Liverpool John Lennon and Manchester International Airports are both within easy reach. Railway stations are found at Frodsham, Acton Bridge, Delamere, Crewe and Chester.



Crowton lies close to Delamere Forest which offers over 2,000 acres of walking, cycling and horse riding right on the doorstep. Other excellent recreational facilities in the area include several superb golf courses at Helsby and Delamere, as well as the Sandstone Trail and Manley Mere, which is renowned for its water sports. Kelsall Equestrian centre is only a short drive away, with Somerford Park Farm Equestrian centre also within easy reach.

DISTANCES IN APPROX MILES:

Kingsley 1.7 m | Northwich 6 m | Frodsham 7 m | | Chester 14 m

Directions

Postcode: CW8 2GF.

What 3 Words: talents.chairs.optimally

From the centre of Kingsley proceed in a northerly direction through the village towards Frodsham. Once through the village turn right onto the B5153 (Mill Lane), drive for about 1.3 miles and turn left into Crewood Common Road. Drive for about 1 mile and Middle Barn will be seen on your righthand side.

Property Information

TENURE: Freehold

EPC: Middle Barn yet to be assessed – not habitable.

SERVICES: No services connected.

LOCAL AUTHORITY: Cheshire West & Chester

COUNCIL TAX BAND: Yet to be assessed.

AGENTS NOTES:

- The highlighted ariel shots are for identification purposes only, a copy of the title plans are available upon request.
- Middle Barn has the benefit over Blackberry Barn (neighbour to the left) this in the form of ladder rights for maintenance only, (with written notice) for maintenance to the rear of Middle Barn.
- Square footage measurements have been taken from planning drawings and can not be relied upon.
- Middle Barn owns the drive with Bramble Barn having a right of access over.
- Middle Barn may be subject to a CIL payment. Please speak to the agent for further information.



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