



Croxton House Barns Malpas





1 Croxton House Barns

Croxton Green, Malpas
SY14 8HG

Formally part of the Cholmondeley Castle Estate, this delightful and well-appointed Four Bedroom barn conversion extends to just over 2000 sq ft and is situated at the end of a no through road overlooking an attractive water feature. It was originally converted by barn conversion specialist Chartland in 2019 to a high specification and has subsequently been further improved by the current vendors. The property benefits from under floor heating throughout the ground floor via a green friendly air source heating system.

- Spacious Reception Hall, Living Room with log burner, Sitting Room open plan to Kitchen/Diner, Utility Room, Versatile Ground Floor Double Bedroom/Home Office, Cloakroom
- Three further Double Bedrooms to the first floor and Two Bath/Shower Rooms
- Landscaped gardens offering attractive views, Double Garage
- Air source central heating system
- Underfloor heating throughout ground floor and within the bath/shower rooms

Location

The property is set in delightful countryside on the edge of the Cholmondeley Estate which boasts the beautiful Cholmondeley Castle and Gardens, with the popular Cholmondeley Arms Public House and Restaurant within 1 mile. Tarporley and Whitchurch are within 10 minutes' drive. Nantwich town is just 8 miles to the East providing a wealth of period buildings, independent boutique shops, cafes, bars and restaurants. The property is within catchment for the well regarded Bishop Heber High School in Malpas as well as good Primary schools plus excellent independent schools located in Chester. Chester City Centre is just 15 miles away providing excellent links to regional transport networks. The property is also conveniently located for the M6 Motorway at Junction 16 and Crewe mainline Railway Station.



Accommodation

The front door opens to a spacious light and airy central **Reception Hall 3.7m x 3.1m** with staircase rising to the first floor. The Reception Hall gives access the Living Room, versatile Ground Floor Double Bedroom and Sitting Room which is open plan to the Kitchen/Diner beyond. A heated tiled floor runs throughout the ground floor, other than in the Living Room and Bedroom which are carpeted. The **Living Room 4.9m x 4.7m** is a well-proportioned formal reception room with central fireplace incorporating a recessed log burning stove. The adjacent **Versatile Third Double Bedroom 3.8m x 3.5m** (used by the previous vendors as a Home Office) overlooks the gardens and has a feature exposed roof truss.

The **Sitting Room 6.5m x 3.8m** is accessed via glazed crittle double doors from the Reception Hall and has a vaulted ceiling with exposed roof truss, the room comfortably accommodates an L-shaped sofa, easy chairs and coffee table. A further feature are the large 2.6m picture windows incorporating doors opening onto the garden and providing a view across the Cholmondeley Castle Estate and an idyllic looking pond.

A heated tile floor continues seamlessly through into the open plan **Kitchen/Diner 6.2m x 4.9m** this again has a large picture window offering similar views to the Sitting Room. The dining area can comfortably accommodate an eight/ten person dining table and larger if required. The Kitchen is extensively fitted with wall and floor cupboards along with a breakfast cupboard and matching centre island with breakfast bar, all complimented with River White granite work surfaces. Appliances include a Rangemaster range cooker with five ring induction hob, double oven and extractor above, American style fridge freezer and integrated dishwasher.

Off the Kitchen there is a **Utility Room** with Belfast style sink unit set beneath an oak work surface along with space for a condenser dryer and washing machine. Off the Reception Hall there is a **Cloakroom** fitted with a low level WC and pedestal wash hand basin.





First Floor

To the first floor there are three further Double Bedrooms (one used as a Dressing Room) and two Bath/Shower Rooms. The **Master Bedroom Suite 5.8m x 4.9m** benefits from a large walk-in wardrobe and a well-appointed **En-suite Shower/Wet Room** providing large shower facility, wash hand basin, low level WC, heated towel rail and heated tile floor. **Bedroom Two** is accessed via a **3.2m x 2.1m Dressing Area** which includes a large double wardrobe, the **Bedroom area beyond 4.9m x 2.9m** offers attractive views over the neighbouring pond and Cholmondeley Estate land.

Bedroom Four 3.2m x 2.6m (used by the current vendors as a Dressing Room) benefits from fitted wardrobes and shelved cupboards. The **Family Bathroom** is fitted with a double ended bath, wash hand basin, low level WC, heated towel rail and heated tile floor.





Externally

A splayed entrance laid to setts leads to automated double gates opening onto a gravelled courtyard providing ample parking and turning space and gives access to a **large Double Garage 6m x 5.5m** with boarded loft space, light, power points and one set of automated double doors.

The attractive gardens are principally laid to lawn and include well stocked shaped borders along with a **large 9m x 5m Indian stone laid patio** with olive tree, perfect for alfresco entertaining. The patio continues down the side of the property where the current vendors have a morning coffee table overlooking the neighbouring pond and the countryside beyond. To the rear of the property, the gardens have been designed for low maintenance purposes where there are potted plants (not included in the sale). The rear garden is enclosed with country estate railings.

Services/Tenure

Mains Water, Electricity, shared private drainage system for the development compliant to 2020 regulation, Air Source Central Heating System. Freehold. Free of any management charges.

Viewing

Via Cheshire Lamont's Tarporley office.

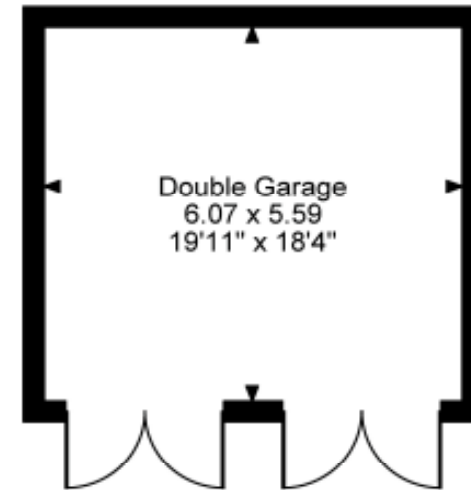
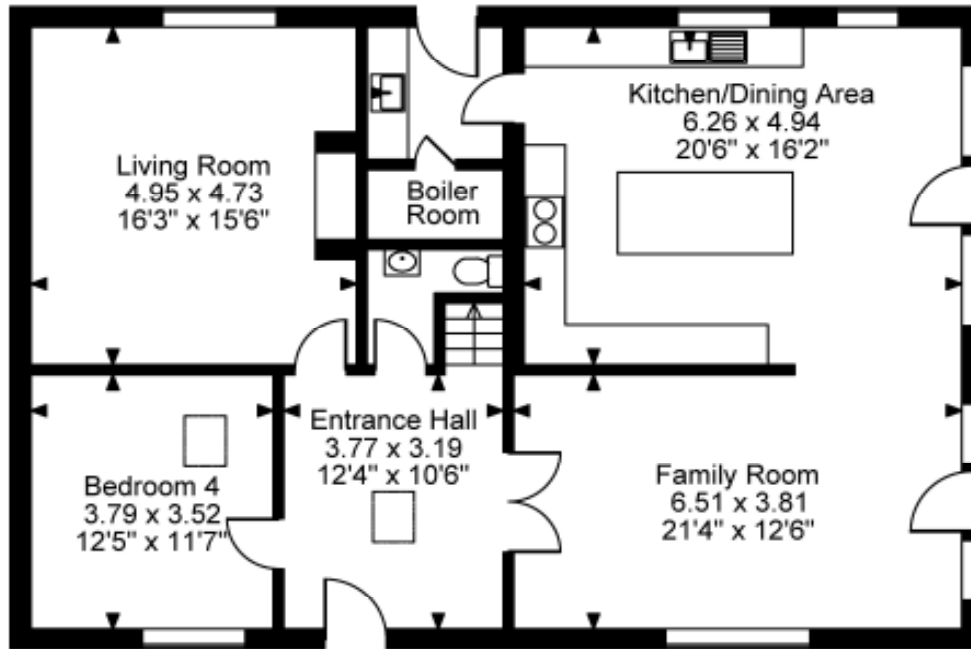
Directions

From the agent's office, proceed down the high street turning left onto the Tarporley by-pass towards Nantwich. At the traffic lights turn right onto the A49 signposted Whitchurch. Follow this road for approximately 5.5 miles passing through Spurstow and Ridley. Half a mile after the left hand turning for Nantwich (A534), turn right at Croxton Green into a no-through lane. Proceed along this lane to the far end where the Croxton Barn Development can be found on the left-hand side.

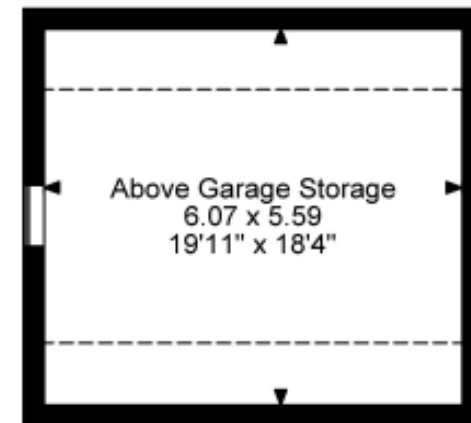
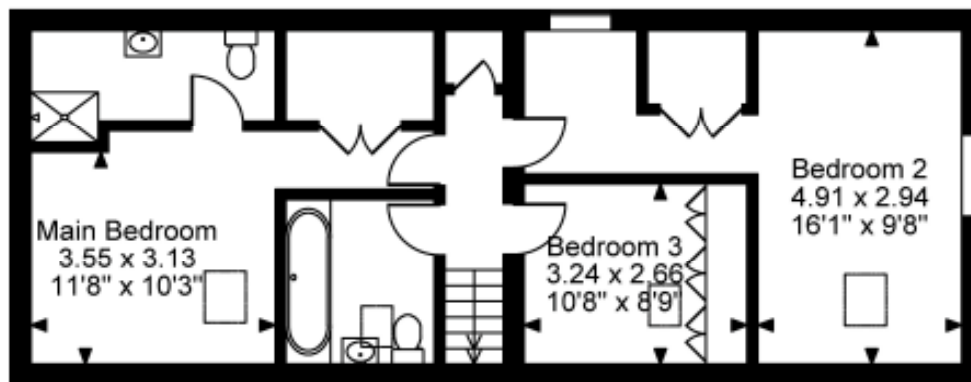


Score	Energy rating	Current	Potential
82+	A		88-91
81-81	B		
69-80	C	N.C.	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area
 Main House = 2016 Sq Ft/187 Sq M
 Garage Building = 611 Sq Ft/57 Sq M
 Total = 2627 Sq Ft/244 Sq M



Ground Floor





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.

www.cheshirelamont.co.uk

7 Chestnut Terrace
Tarporley
Cheshire CW6 0UW
Tel: 01829 730700

5 Hospital Street
Nantwich
Cheshire CW5 5RH
Tel: 01270 624441