Barbers

Jarretts Barn, Mill Lane, Cuddington, SY14 7BQ

Helping *you* move

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Freehold £890,000

Set in a peaceful rural location within approximately 3.5 acres, this impressive five-bedroom barn conversion offers spacious accommodation, character features and excellent equestrian facilities, including a 40m x 20m arena, five stables and turnout paddocks, all within reach of Malpas and enjoying views across Ruabon Moor and the Welsh Hills.

- Impressive five-bedroom barn conversion in a sought-after rural setting.
- Occupying approximately 3.5 acres with superb equestrian facilities
- Spacious lounge with a characterful inglenook fireplace and log burner
- Modern fitted kitchen with a large island, opening into a bright garden room
- Separate dining room, additional reception room and spacious utility/boot room
- Five bedrooms, two en-suites and a family bathroom
- Excellent equestrian facilities with a 40m x 20m arena and five stables.
- Tack room, feed room, workshop, field shelters and winter turnout paddocks.
- EPC E, Council tax band G

A beautifully presented five-bedroom barn conversion, set within approximately 3.5 acres of land in a lovely rural location. The property offers spacious and versatile accommodation, complemented by excellent equestrian facilities, making it ideal for those seeking a countryside lifestyle with horses.

The property opens into a large entrance hall, providing a fantastic welcoming space. To the left is an impressive lounge featuring a brick inglenook fireplace with a log burner, while to the right is a separate formal dining room. There is also a spacious utility room/boot room with access to the rear, a downstairs shower room and an additional versatile reception room, ideal for use as a playroom, home office or hobby room.The spacious modern kitchen is fitted with a range of built-in appliances and features a large central island, creating an excellent space for both everyday living and entertaining. This opens into a bright and welcoming garden room, where a further log burner creates a cosy atmosphere and large windows allow you to enjoy the lovely surrounding countryside views.

Upstairs, there are five well-proportioned bedrooms, two of which benefit from en-suites. The accommodation is completed by a family bathroom.

Outside, the property boasts excellent equestrian facilities, including a 40m x 20m arena, five stables, a tack room, feed room, open-sided store and a large workshop. There are also two well-positioned field shelters, together with winter turnout paddocks, providing practical facilities for horse owners.

Situated in a peaceful rural setting, the property enjoys beautiful views across Ruabon Moor and the Welsh Hills, while remaining within reach of the local amenities in Malpas. Combining character, generous living space and superb equestrian facilities, this is an excellent opportunity for those looking to embrace country living.

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LOCATION
The property stands close to Malpas which is a thriving village in South West Cheshire, and enjoys the benefit of primary and secondary schools, restaurants and pubs, and a selection of shops. Whitchurch is 5 miles away and is a busy historical market town which sits on the Shropshire/Cheshire/Clwyd borders and benefits from a variety of local independent shops, schools, four large supermarkets and other major retailers. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which offers great recreational facilities. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, Birmingham and London plus other major cities. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 16 to 22 miles approximately.

TENURE
We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

SERVICES
We are advised that mains electricity is available. Private water supply via a borehole. Private drainage. Oil central heating. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. https://checker.ofcom.org.uk/

DIRECTIONS
At the cross in the centre of Malpas turn left into Church Street/Wrexham Road, proceed to the right turn signed posted Chorlton. Travel through Chorlton until you reach a sign for Cuddington, continue for about 1½ miles (not taking any turnings off) until you come to Jarrett's Barn on the right hand side. What3Words: aquatics.pity.ironic

PROPERTY INFORMATION
We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

LOCAL AUTHORITY
Council Tax Band G. Cheshire West & Chester, The Forum, Chester, CH1 2HS. Council Tax enquiries 0300 123 7022.

VIEWING
Please ring us on 01948 667 272 or Email: whitchurch@barbers-online.co.uk

METHOD OF SALE

For sale by Private Treaty.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

AGENTS NOTE

Please note that the property cannot be used for the operation of a business.

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KITCHEN

15' x 12' 10" (4.57m x 3.91m)

GARDEN ROOM

18' 10" x 10' (5.74m x 3.05m)

LOUNGE

24' 10" x 18' 10" (7.57m x 5.74m)

DINING ROOM

18' x 11' (5.49m x 3.35m)

UTILITY ROOM

14' 1" x 9' (4.29m x 2.74m)

OFFICE/DOWNSTAIRS BEDROOM

18' x 9' (5.49m x 2.74m)

INNER HALL

26' x 10' (7.92m x 3.05m)

DOWNSTAIRS WC

6' x 5' 11" (1.83m x 1.8m)

MASTER BEDROOM

17' x 11' 10" (5.18m x 3.61m)

ENSUITE

11' 11" x 6' (3.63m x 1.83m)(max)

BEDROOM TWO

12' x 9' (3.66m x 2.74m)

ENSUITE

9' x 4' (2.74m x 1.22m)

BEDROOM THREE

11' 1" x 9' (3.38m x 2.74m)

BEDROOM FOUR

10' 4" x 9' (3.15m x 2.74m)

BEDROOM FIVE

10' x 9' (3.05m x 2.74m)

FAMILY BATHROOM

11' 1" x 6' (3.38m x 1.83m)

FIELD SHELTER

23' 7" x 11' 4" (7.19m x 3.45m)

FIELD SHELTER

23' 7" x 11' 4" (7.19m x 3.45m)

BARN

19' 1" x 16' 8" (5.82m x 5.08m)

STABLE ONE

12' 4" x 12' (3.76m x 3.66m)

STABLE TWO

12' 4" x 11' 7" (3.76m x 3.53m)

STABLE THREE

11' 6" x 11' 4" (3.51m x 3.45m)

STABLE FOUR

11' 6" x 11' 4" (3.51m x 3.45m)

STABLE FIVE

14' 9" x 9' 2" (4.5m x 2.79m)

WORKSHOP

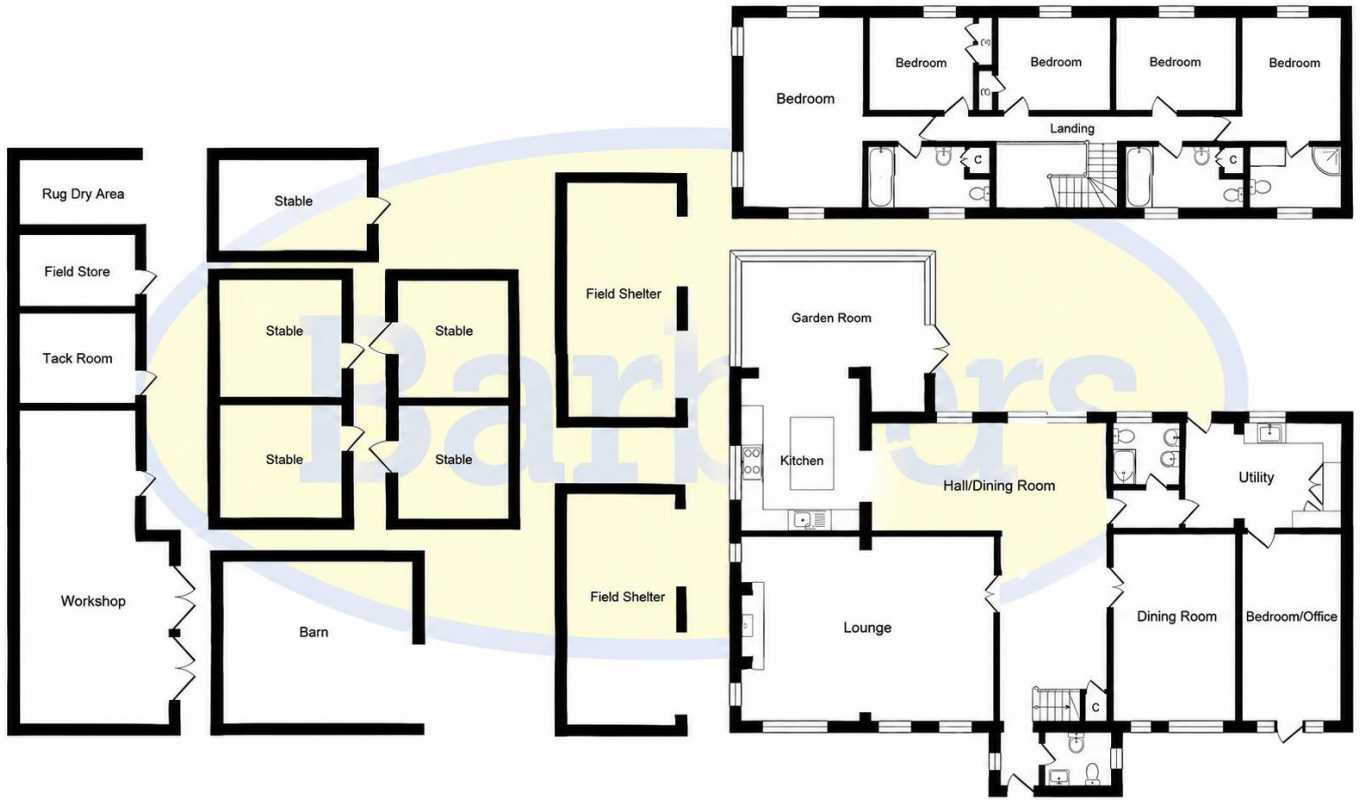
31' 5" x 15' 3" (9.58m x 4.65m)

TACK ROOM

12' x 10' (3.66m x 3.05m)

FIELD STORE

12' x 7' 1" (3.66m x 2.16m)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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WHITCHURCH
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www.barbers-online.co.uk

MARKET DRAYTON
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