



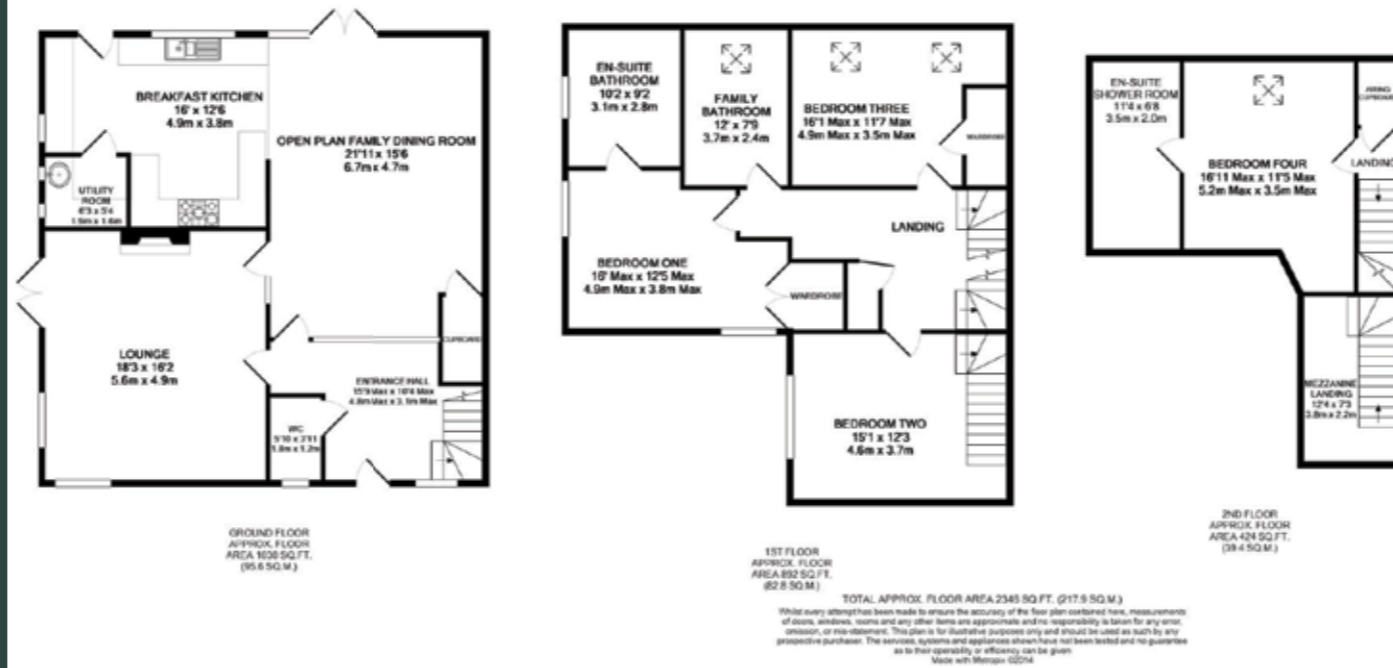
Calveley



£725,000



Situated in an idyllic rural location with views over the Cheshire plains a beautifully presented barn conversion completed to a high standard of finish with landscaped private gardens, paddock, stables and garage.



Floor Plans
(Not to scale)

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Threshing Barn

Long Lane, Calveley CW6 9LH

 2 Reception Rooms

 4 Bedrooms

 3 Bathrooms

Situated in an idyllic rural location with views over the Cheshire plains a beautifully presented barn conversion completed to a high standard of finish with landscaped private gardens, paddock, stables and garage.

LOCATION

Calveley is a small hamlet situated within 4 miles of Tarporley Village, 7 miles of Nantwich and 14 miles of Chester City Centre. Amongst outstanding views and rural walks Calveley houses its own Primary and Junior Schools. Close by the award winning village of Tarporley, is renowned for its Historic High Street and offers a superb range of amenities including fashion boutiques, art galleries, DIY, florists, butcher, hairdressers, chemist, hospital, petrol station and other general stores. There is also a range of pleasant restaurants and public houses, which complete the thriving village. Additionally Tarporley has the added benefit of two highly regarded Golf courses. Tarporley has its own two churches and both primary and secondary schools. There is easy access to the surrounding villages, motorway and railway networks, which give access to the north and south of the UK.

DIRECTIONS

From our office proceed down the High Street in the direction of Nantwich passing the Tarporley Community Centre on the left hand side. At the junction turn left onto Nantwich Road (A51). Continue through the Red Fox traffic lights and proceed passing through Tilstone Fearnall and Alpraham. In a short distance turn left onto Long Lane and the entrance to the development will be seen on the right hand side identified by a Hincliffe Holmes For Sale board.

IN FURTHER DETAILS THE ACCOMMODATION COMPRISES:-

Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering the contract.

GROUND FLOOR

Entrance Hall 4.8m (15'9) Max x 3.15m (10'4) Max

Wooden flooring, Oak staircase to First Floor, exposed brick, inset down lighters, window to front, feature glazed partition wall and underfloor heating.

Separate WC 1.78m (5'10) x 1.19m (3'11)

Wooden flooring, low level WC, wall mounted washbasin with mixer tap, wall light point, inset down lighters, window to front and underfloor heating.



Lounge 5.56m (18'3) x 4.93m (16'2)

Wooden flooring, inset stove with stone hearth and wooden mantle, wall light points, windows to front and side, underfloor heating and double doors to side leading out onto sitting area. Door leading through into:-

Open Plan Family Dining Room 6.68m (21'11) x 4.72m (15'6)

Also access via Entrance Hall.

Wooden flooring, under flooring heating, under stairs storage, inset down lighters, wall light points, exposed beams, exposed brick, window to rear and double doors to rear leading out onto sitting area.

Opening into:-

Breakfast Kitchen 4.88m (16') x 3.81m (12'6)

Travertine tiled floor with underfloor heating, fitted with a range of wall and base units comprising cupboards and drawers. Base units with granite work surfaces over, granite splash backs and breakfast bar facility. Inset stainless steel one and a half bowl sink unit with mixer hose tap, inset five gas ring range cooker with extractor hood over, built-in dishwasher, microwave and freezer, space and plumbing for American style fridge/freezer, exposed beams, windows to side and rear, door to rear, inset down lighters and wall light points.

Utility Room 1.91m (6'3) x 1.63m (5'4)

Travertine tiled floor with underfloor heating, fitted with a range of wall and base units comprising cupboards. Base units with granite work surfaces over and granite splash backs. Inset stainless steel single bowl sink unit with mixer hose tap, space and plumbing for washing machine and separate dryer, windows to side and inset down lighters.

FIRST FLOOR

Landing

Oak staircase to Second Floor, airing cupboard, inset down lighters, wall light points and radiator.

Bedroom One 4.88m (16') Max x 3.78m (12'5) Max

Exposed beams, inset down lighters, wall light points, windows to front and side, built-in wardrobe and radiator.

En-suite Bathroom 3.1m (10'2) x 2.79m (9'2)

Travertine tiled floor, half Travertine tiled walls, low level WC, vanity washbasin with mixer tap, Travertine tiled panelled bath with mixer tap and separate shower head attachment, fully tiled shower unit with drencher head over and separate shower head attachment, exposed beams, inset down lighters, wall light points, window to side and wall mounted heated towel rail.

Bedroom Two 4.6m (15'1) x 3.73m (12'3)

Window to side, exposed beams, radiator, inset down lighters, wall light points and Oak staircase leading to:-

Mezzanine Landing 3.76m (12'4) x 2.21m (7'3)

Bedroom Three 4.9m (16'1) Max x 3.53m (11'7) Max

Velux windows to rear, inset down lighters, radiator and walk-in wardrobe with inset down lighters.



Family Bathroom 3.66m (12') x 2.36m (7'9)

Travertine tiled floor, fully Travertine tiled walls, low level WC, vanity washbasin with mixer tap, Travertine tiled panelled bath with mixer tap and separate shower head attachment, fully tiled shower unit with drencher head over and separate shower head attachment, exposed beams, inset down lighters, wall light points, Velux window to rear and wall mounted heated towel rail.

SECOND FLOOR

Landing

Exposed beams, wall light point and linen cupboard.

Bedroom Four 5.16m (16'11) Max x 3.48m (11'5) Max

Exposed beams, Velux window to rear, built-in storage, inset down lighters and radiator.

En-suite Shower Room 3.45m (11'4) x 2.03m (6'8)

Travertine tiled floor, fully Travertine tiled walls, low level WC, vanity washbasin with mixer tap, fully tiled Travertine shower with drencher head over and separate shower head attachment, exposed beams, inset down lighters and wall mounted heated towel rail.

OUTSIDE

Gardens And Paddock

The development is accessed via a gravelled Communal Driveway that leads to designated parking to the side entrance for three vehicles and garage. There is also ample visitor parking.

The gardens are beautifully landscaped, mainly laid to lawn with a range of well-stocked flower beds and fenced and brick walled boundaries creating privacy.

The Paddock and Stables are to the rear of the development and accessed via the Communal Driveway through a five-bar gate.

Garage 6.15m (20'2) x 3.2m (10'6)

Double doors to front, light and power.

TENURE

Freehold. Subject to verification by Vendor's Solicitor. Please Note: The Management Changes have varied since the development has been complete. The residents pay twice a year and the current Vendor's last payment was for £160.

SERVICES (Not Tested)

We believe that mains water, electricity, LPG central heating and private drainage are connected.

LOCAL AUTHORITY

Cheshire East Council. Council Tax - Band F.

POSTCODE

CW6 9LH

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.