



Caldecott Barn
Chorley, Cheshire



Caldecott Barn

Fir Tree Lane, Chorley
Nantwich, Cheshire, CW5 8JX

A traditional four-bedroom barn conversion with 2 acres near Cholmondeley, Cheshire.

- Four bedrooms, two en-suite and a family bathroom.
- Kitchen/Dinner, living room, large entrance hall, cloakroom wc and utility.
- Large detached garage with loft storage space.
- Entrance drive off a no-through lane, with electric entrance gates.
- Smart home technology.
- Extensive lawned gardens, in all 2.034 Acres.

Distances in approximate miles:

Cholmondeley 1m | Whitchurch 8m | Malpas 8m

Tarporley 8m | Nantwich 8m | Chester 18m

Manchester 43m | Liverpool 36m

Location

Caldecott Barn is set in a peaceful rural position with lovely views across the local countryside and having the benefit of good access onto the A49 Whitchurch to Tarporley road within a mile. Local shops can be found nearby in Cholmondeley and Wrenbury, whilst further amenities are available in the nearby villages of Malpas and Bunbury.

The property is located a short distance from Cholmondeley, which offers an awarding wining pub and the popular Cholmondeley Castle and Gardens along with Cholmondeley Cricket Club.



In terms of transport links, the A49 is within a mile, a little further is the A41 linking Whitchurch to Chester and beyond to Liverpool. Whitchurch has a well-connected train station linking Shrewsbury to Crewe, where further express trains to London, Liverpool and Manchester are available.

There are several highly regarded schools in the area, both primary and secondary schools located in Whitchurch, Nantwich and Malpas. The property being located within the catchment area for the popular Bishop Heber High School (OFSTED rated of 'Outstanding'). Further afield there are both private and comprehensive schools available, including the well-known Queens and Kings in Chester and Ellesmere College. All of which are served by local school bus runs.

The area has plenty of sporting clubs available, including Whitchurch Rugby Club, Malpas Football club and Cholmondeley Cricket and Tennis Clubs.

The area is ideal for the equestrian enthusiast, with plenty of hacking along the local country roads and bridleways to competitions and fun ride facilities at the local Marbury Equestrian Centre and Kelsall Hill Equestrian Centre. Southview training & competition centre is only a short distance, which also offers plenty of regular events and facilities as do Reaseheath College using their excellent indoor facilities.

Description

A former traditional agricultural barn of brick construction under a slate roof, Caldecott Barn was tastefully converted in 2009 by the current owners. The property provides a lovely family home with the benefit of the excellent rural views and is positioned within about 2 acres of gardens and land which mainly lies to the rear of the property.





The property is entered through a pair of automated timber gates between brick pillars, onto a gravel parking sweep to the front and side of the house with garage, large lawned gardens and the grazing paddock beyond.

The front entrance door off the gravelled parking sweep, leads into a large entrance hall with a kitchen and living room to either side of the hall. A rear entrance door, a cloakroom/w.c. and utility space and all accessed off the central hallway along with stairs to first floor level.

The open plan kitchen/diner has a lovely bright feel and is a real central hub of the house, there are floor to ceiling glazing along the whole gable end of the house at ground floor level along with separate glazed French doors to the rear patio. A large central island unit has a breakfast bar and storage cupboards, all under a granite worktop. The matching range of fitted base and wall mounted units, granite worktop surround the range cooker with gas hob which is positioned centrally, the cooker is fed from propane gas bottles via an auto-changeover valve, both situated next to the oil tank.

A door from the kitchen leads to the utility room with fitted washing machine & dryer, matching base and wall fitted units and granite worktop and through door to the entrance hall.

The living room is a generous size, again with access onto the patio, this room has a range of features including a central fireplace with log burning stove.

At first floor level, a spacious landing with an airing cupboard provides access to the four bedrooms. Two large double bedrooms both having en-suite facilities with fitted wardrobes and two rooms being a small double or single room size. One bedroom is currently set up as a home office with a unique round window with views out over the gardens, paddocks any beyond.



The property has underfloor heating throughout off an oil 'Worcester' boiler, located in the utility, which also heats the hot water to a cylinder. The property benefits from a 'Smart Home Technology' system, Cat-5 Ethernet points and TV aerial points to each room.

Externally

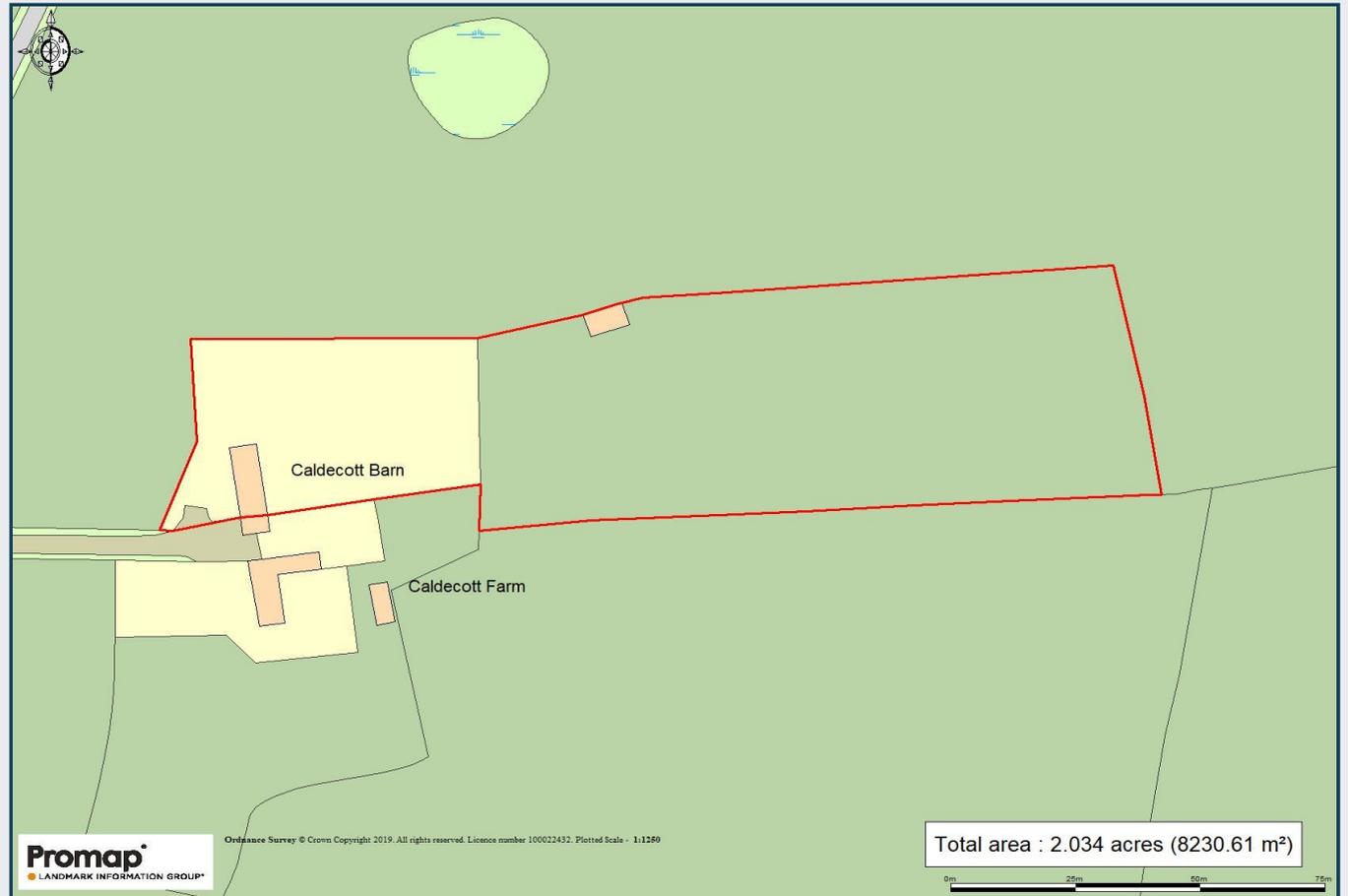
A detached garage provides an excellent storage area with concrete floor and storage at first floor level via a loft hatch and ladder. Electricity and water are connected, also with a workbench to the rear. Double swing doors allow access for a car to the front along with a side pedestrian door.

The rear patio runs the length of the rear of the property which is a very useful entertaining space off both the kitchen and living rooms respectively, beyond the patio provides a large lawned garden. A brick wall to the one side provides good privacy, which has a series of wall lights to light up the garden and provides power to the end of the garden too. A hardstanding track leading off the parking sweep provides vehicular access to the paddock.

The land extends to about 2.034 acres and has a stockproof fence to its perimeter, permanent pasture and mature trees on the boundary.

Covenants and restrictions

The property is subject to a covenant and restrictions which have to be complied with following any transfer of title. Further information can be provided by the Agent on request.



Services

Mains electricity and water

Private drainage via a septic tank

Oil fired boiler provides under floor heating & hot water

Energy Performance Certificate (EPC) rating – D

Cat 5 Ethernet points throughout

Local Authority

Cheshire East Council

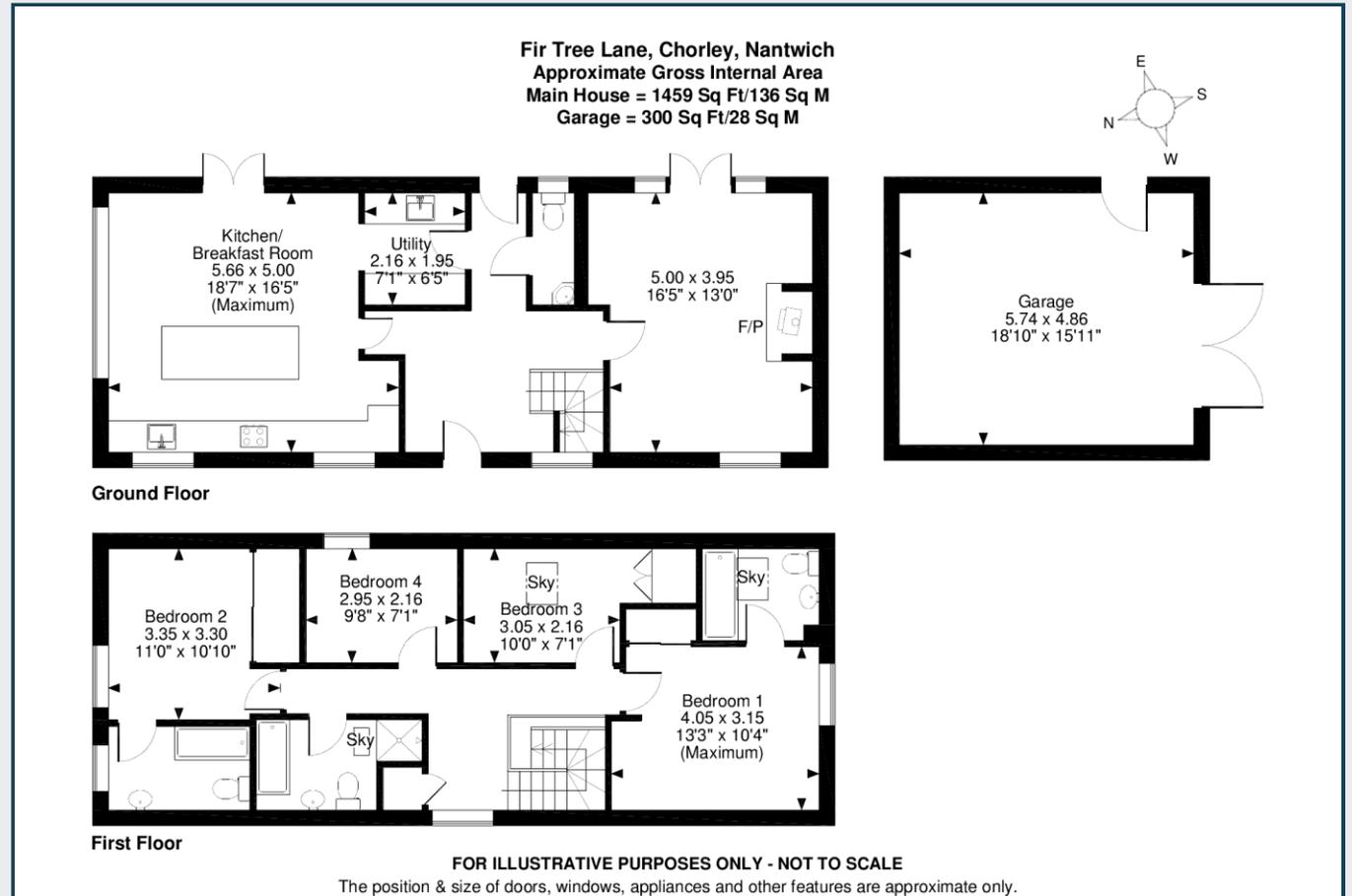
Council Tax Band – F

Directions

From the A49 at the Cholmondeley Arms Inn, follow Wrenbury Road towards Wrenbury for less than half a mile. Turn left onto Nantwich Road following this for less than a mile. Take the first road on the left, Chorley Green Lane is almost immediately right onto Fir Tree Lane. The property's drive will be found as the first drive on the right-hand side where you will find the property at the end of this drive on the left via the timber gates.

Viewing

Strictly by prior appointment with the agents Jackson Property on 01743 709249.



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