



THE THRESHING BARN | MALT KILN FARM | WOORE ROAD | BUERTON | CHESHIRE | CW3 0DA £460,000



COUNTRY HOMES | COTTAGES | UNIQUE PROPERTIES | CONVERSIONS | PERIOD PROPERTIES | LUXURY APARTMENTS

The Threshing Barn, Malt Kiln Farm, Woore Road, Buerton, Cheshire, CW3 0DA

"Contemporary elements, exquisitely blended with traditional character".

A stunning, beautifully presented newly converted 4 Bedroom, 2 Bathroom Detached Barn Conversion, offering luxurious accommodation finished to a high and exacting contemporary styled specification, situated within a small gated rural development with an idyllic aspect, close to Audlem village.

Briefly Affording:- Dining Entrance Hall, Understairs WC, Breakfast Kitchen with appliances, Living Room, Landing, contemporary styled Bathroom with shower cubicle, Bedroom One with Ensuite Shower/Wet Room and walk in wardrobe, Bedroom Two, Bedroom Three, Bedroom Four.

Lawned Gardens with patio. **SINGLE DETACHED BRICK GARAGE & PARKING.**

Noteworthy Features include: Engineered oak floor boards, LPG under floor heating, solid oak internal doors, skirtings and architraves, oak staircase with glass balustrade, highly insulated Jeld-Wen windows with 10 year guarantee and 5 year paint guarantee.

Brush steel switch plates and power points.

NO CHAIN





AUDLEM VILLAGE

DIRECTIONS

(See also attached plan edged red)

(AUDLEM 1.5 miles : NANTWICH 7 miles : NEWCASTLE UNDER LYME 12 miles : CREWE MAINLINE RAILWAY STATION 10 miles : M6 JUNCTION 16 12 miles)

Take the A529 Audlem Road out of Nantwich and continue for approximately 7 miles into Audlem village. Upon reaching the village square turn left onto the A525 Woore Road, continue for approximately 1.3 miles and the barns will be seen on the right hand side.

LOCATION (SJ6841 4335)

Buerton is a village about 7 miles south of Nantwich and 1.5 miles east of the village of Audlem, on the border of Cheshire & Shropshire. Nearby villages also include:- Adderley, Bridgemere, Hankelow, Hatherton, Hunsterson & Woore. Buerton Primary School in Buerton village closed in 2006. the parish falls within the catchment areas of Audlem St James C E Primary School in Audlem & Brine Leas High School in Nantwich.

AUDLEM (1.5 MILES)

Audlem is an attractive, extremely well serviced award-winning country village, the centre of which is designated as a Conservation Area, well known for its Church dating back to 1279. Audlem has a medical practice, chemist, primary school, play group, three public houses and a range of shops. It is also the location of 15 locks on the Shropshire Union Canal. Approx distances: Nantwich 6 Miles, Crewe 10 miles, Manchester 40 Minutes, Walled City of Chester 26 miles, Newcastle Under Lyme 14 miles, Telford 25 miles, Shrewsbury 25 miles, M6 motorway - Junction 16 - 10 miles.

In a county considered as prosperous as Cheshire, a village as well serviced as Audlem may become complacent about the services & facilities it provides but it has demonstrated that it certainly doesn't take its facilities for granted. Annual events in the Village include a Transport Festival, Music & Arts Festival and Open Gardens Weekend. Recent Awards won by Audlem Village: Regional title for North England as well as overall award for Building Community Life (sponsored by DEFRA-Department for Environment, Food & Rural Affairs) in the 2005 Calor Village of the Year. The Village has also won awards for 'Most Vibrant Village in Cheshire' & the 'Building Community Life' title, 'Best Kept Village' in the Cheshire Community Action Awards 2014 and numerous 'Britain in Bloom' awards.





DINING ENTRANCE HALL

NANTWICH (7 MILES)

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. Nantwich in Bloom in November 2015 was delighted to have once again scooped the prestigious Gold award from the Britain in Bloom competition. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings. The High Street has many of the town's finest buildings, including the Queen's Aide House and The Crown Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent trains from Crewe railway station link Cheshire to London-Euston in only 1hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.

THE ACCOMMODATION

Oak Framed Open Porch with brick base pillars. With approximate dimensions, the property comprises:-

DINING ENTRANCE HALL

17' 3" x 15' 7" max. (5.26m x 4.75m) Composite entrance door with double glazed side panels to create a large light opening, engineered oak floor, skirtings and architraves, three double glazed windows, contemporary oak and glass turned staircase to first floor, ceiling spot lights.



UNDERSTAIRS WC

Close coupled WC, Vitra wash hand basin with tiled back, part tiled walls, oak door and frame.



LIVING ROOM (NOTE: OAK FLOOR NOW FITTED)

LIVING ROOM

18' 8" x 17' 3" (5.69m x 5.26m) Double opening double glazed patio door, rear double glazed window, four wall uplighters, TV point.



BREAKFAST KITCHEN / DINER

19' 0" max. x 17' 3" max. (5.79m x 5.26m) Comprehensively equipped with a range of modern contemporary styled units to various elevations, white glazed undermounted sink with mixer tap over, part composite work surface integrated with solid wood worktops, recessed cooker space, part tiled with moulded surround and built in cupboards, wall mounted storage cupboards, base storage cupboards and drawers, under cupboard lighting breakfast bar with solid wood top wine rack and corner cupboards beneath. Fitted appliances include: Smeg gas/electric cooker range with oven, grill and hot plate, AEG canopy hood, Rangemaster built in refrigerator, Rangemaster built in freezer, Indesit built in dishwasher. Wall mounted TV point and socket, ceiling spot lights, double open double glazed patio doors, feature display cabinet and base storage unit, engineered oak floor. Solid Oak bi-fold glazed door to Hall.

UTILITY ROOM

Single drainer sink unit with mixer tap over, base storage cupboard, larder unit with Worcester LPG fired central heating boiler, undercounter space for appliances, engineered oak floor, oak door and frame.



BREAKFAST KITCHEN / DINER





BREAKFAST KITCHEN / DINER





BATHROOM

FIRST FLOOR LANDING

Galleried oak staircase with glass balustrade insert, two Keylite sky light windows, column style radiator, ceiling light point, spot lights, two double power points.



BATHROOM

Modern white suite comprising; free standing contemporary styled bath with over mounted swan neck tap and shower hose, wall mounted wash hand basin, close coupled WC, part tiled walls and floor, chrome heated towel rail, shaver socket, Keylite sky light window, corner cubicle with twin glass screens with overhead drench shower head and flexible hose, wall mounted controls, ceiling spot lights, extractor fan, oak door.





BEDROOM ONE

BEDROOM ONE

14' 6" x 13' 4" max. (4.42m x 4.06m) End gable window, two column style radiators, vaulted ceiling with spot lights, wall mounted TV point and sockets, walk in wardrobe, three oak doors.





ENSUITE SHOWER/WET ROOM

Modern suite comprising; vanity free standing wash hand basin with bowl sink and mono bloc mixer tap over, close coupled WC, corner cubicle with twin glass screens with overhead drench shower head and flexible hose, wall mounted controls, part tiled wall and floor, ceiling spot lights, Keylite sky light window, extractor fan.

BEDROOM TWO

14' 6" x 13' 8" max. (4.42m x 4.17m) Keylite sky light window, column radiator, access to loft, TV point, ceiling spot lights, oak door.





EXTERIOR

BEDROOM THREE

10' 11" max. x 9' 8" (3.33m x 2.95m) Vaulted ceiling with spot lights, circular end gable window, two column style radiators, TV point, two Keylite sky light windows, walk in dressing room/wardrobe, two oak doors.

BEDROOM FOUR/NURSERY ROOM

7' 7" x 5' 6" (2.31m x 1.68m) Keylite sky light window, column style radiator, oak door, TV point.

EXTERIOR

(see also attached plan edged red)

Extensive lawned front garden, full length raised stone twin patio areas and connecting pathways, end gable stone patio area, external electrical power points, exterior lights, various plants and trees, post, rail and brick built boundary walls.

Brick & tile Detached Single Garage 6m x 4m. Timber door, power & light. Side door.

EPC RATING: D

COUNCIL TAX BAND: TBC

SERVICES

All mains services are either connected or available locally (subject to statutory undertakers costs & conditions).

LPG central heating.

NOTE: No tests have been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services.

TENURE

Presumed Freehold with vacant possession upon completion (Subject to Contract).

VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. E-mail: nantwichsales1@wrightmarshall.co.uk Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-3.30pm.

SALE PARTICULARS AND PLAN/S

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

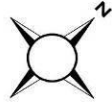


FRONT GARDEN ASPECT

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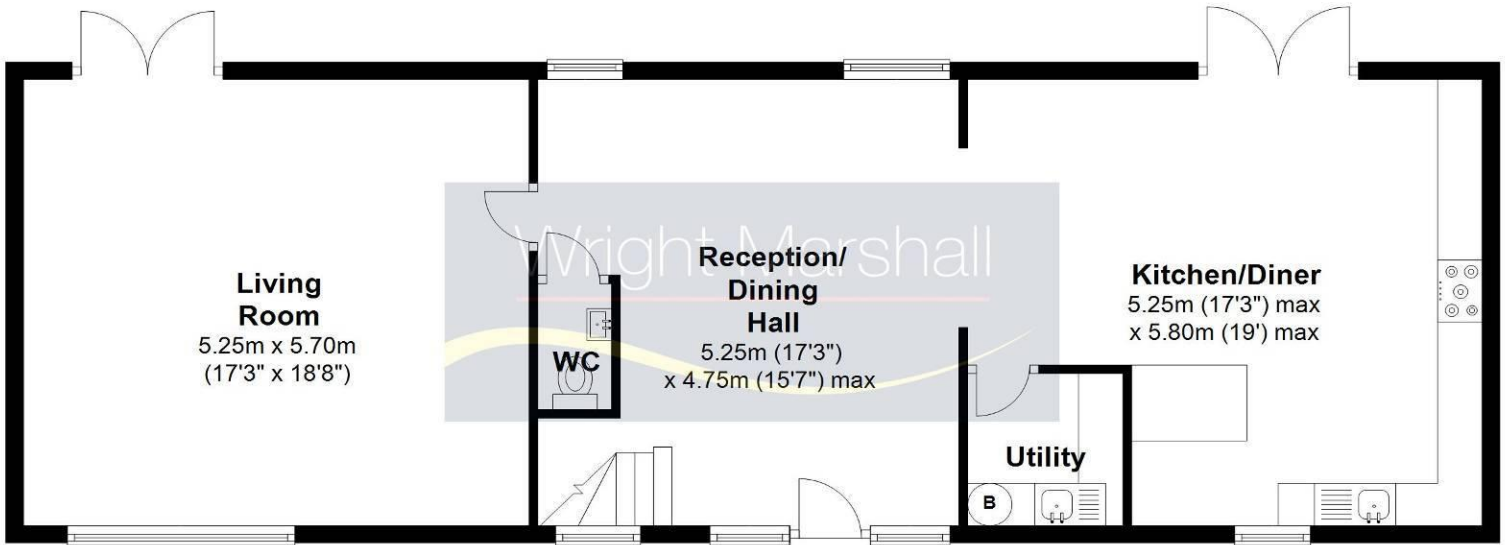
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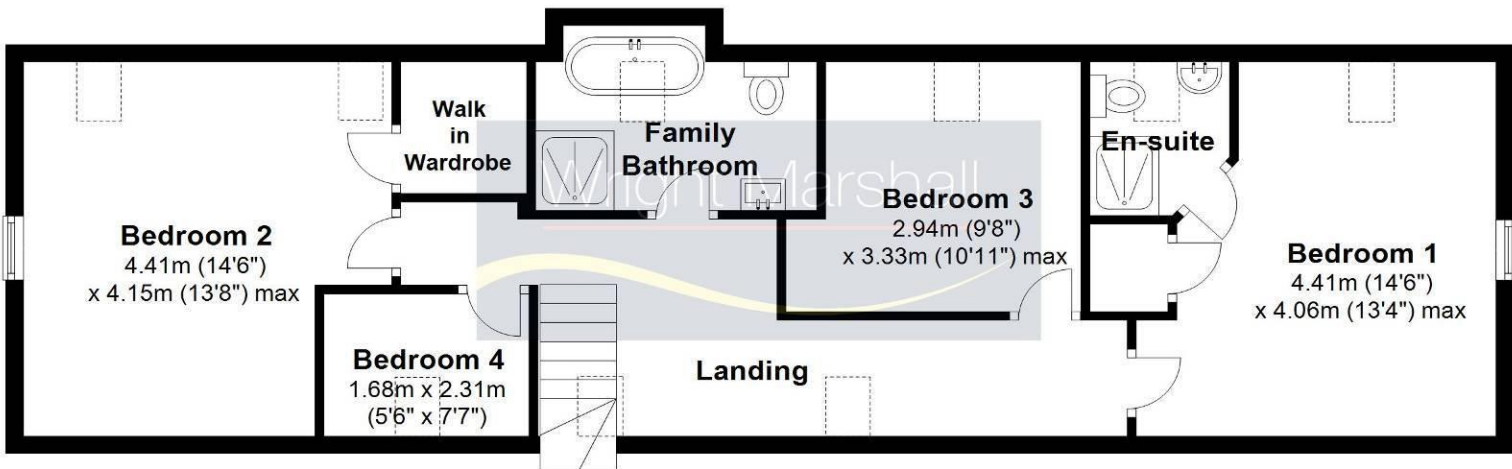
Ground Floor

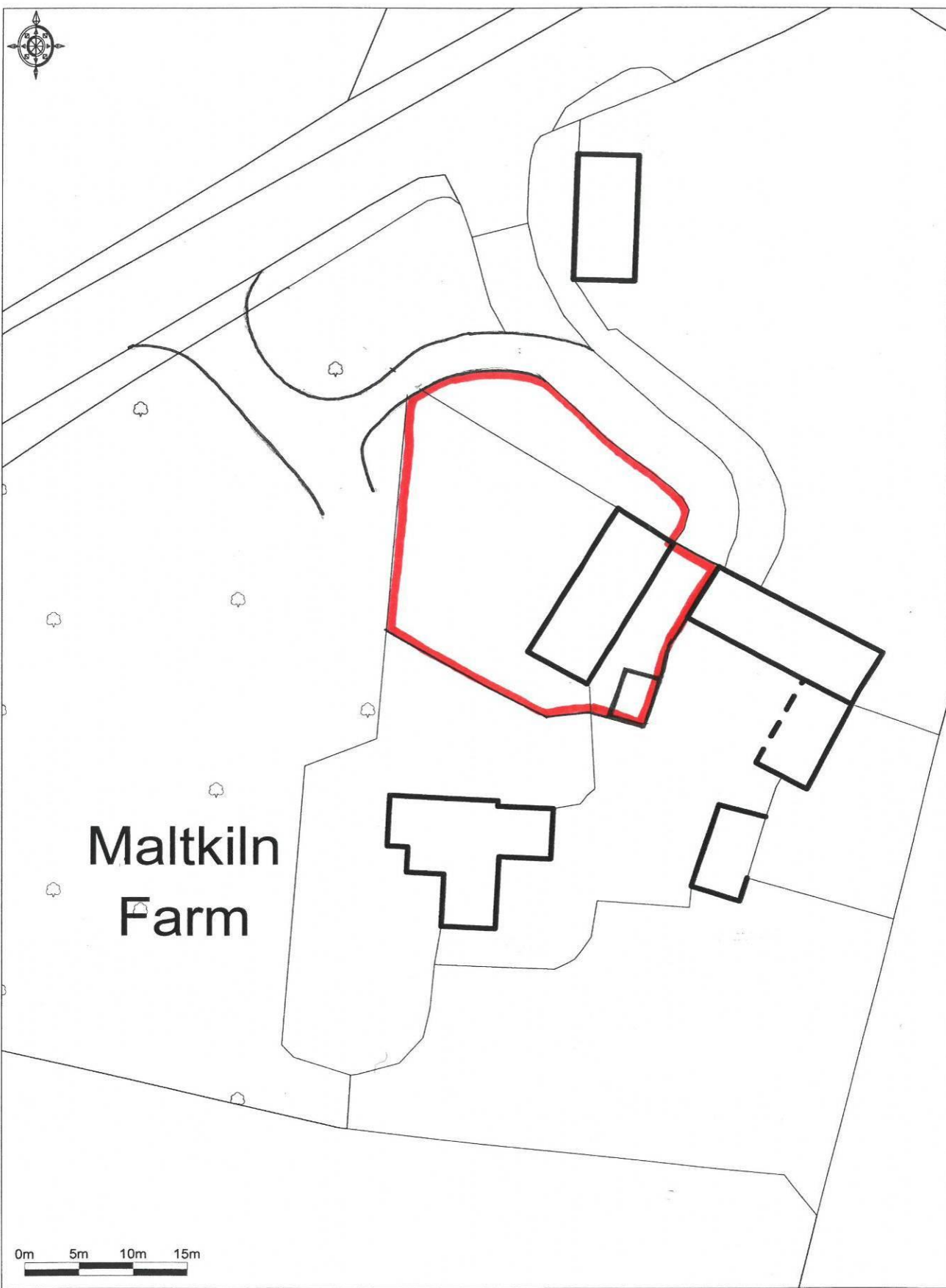
Approx. 86.3 sq. metres (929.1 sq. feet)



First Floor

Approx. 73.8 sq. metres (794.0 sq. feet)





Maltkiln
Farm

