



'MALT KILN BARN' | WOORE ROAD | BUERTON | NANTWICH | CHESHIRE | CW3 0DA |
GUIDE PRICE £635,000



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

'Malt Kiln Barn', Woore Road Buerton, Nantwich, Cheshire, CW3 0DA

"Contemporary elements, exquisitely blended with traditional character".

A stunning, beautifully presented newly converted four Bedroom, three 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:- Hall, WC, Storage Cupboards, Lounge, Study, Kitchen, Dining, Utility, Magnificent Garden Room/Living Area, Snug/Bedroom Four. First Floor Landing, Master bedroom, Ensuite, Bathroom, Guest Bedroom with Ensuite, Bedroom three.

Generous gardens adjoining open fields with delightful views.

DETACHED DOUBLE GARAGE

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 Brush steel switch plates and power points.

NO CHAIN





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 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.

NOTE:-

Plans are subject to drainage & for identification purposes only.

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.





NANTWICH

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:-

With approximate dimensions, comprises;

ENTRANCE HALL

CLOAKS/WC

LIVING ROOM

STUDY

KITCHEN DINING ROOM

NEFF APPLIANCES:- Full height fridge & full height Freezer (side by side), Dishwasher, Induction Hob, Oven and warming drawer, Microwave.

UTLITY ROOM

Bosch Washing machine & dryer.

MAGNIFICENT GARDEN / LIVING ROOM

FIRST FLOOR LANDING

MASTER BEDROOM ONE

ENSUITE

BATHROOM

GUEST BEDROOM TWO

ENSUITE

BEDROOM THREE

BEDROOM FOUR

EXTERIOR

Generous gardens adjoining open fields & boasting delightful views.

DETACHED DOUBLE GARAGE

NOTEWORTHY FEATURES:-

Engineered oak floor boards, LPG under floor heating, solid oak internal doors, skirtings & architraves, oak staircase with glass balustrade, highly insulated JELD-WEN windows with 10 year guarantee and 5 year paint guarantee. Bruch steel switch plates and power points.



EPC RATING: TBC

COUNCIL TAX BAND: TBC

SERVICES

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

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. Tel: 01270 625410 E-mail: nantwichsales1@wrightmarshall.co.uk Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

SALES PARTICULARS & 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.

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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.

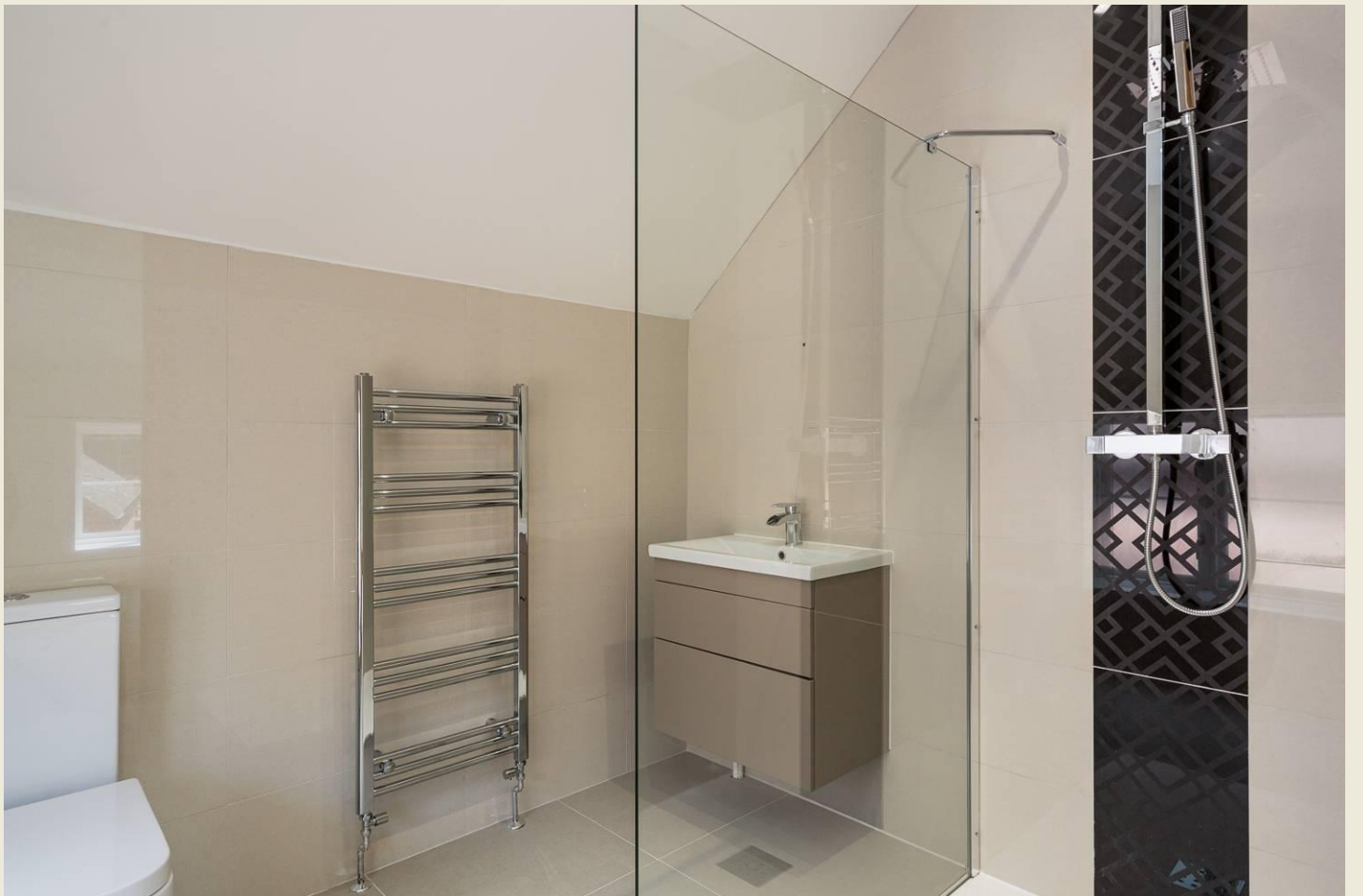


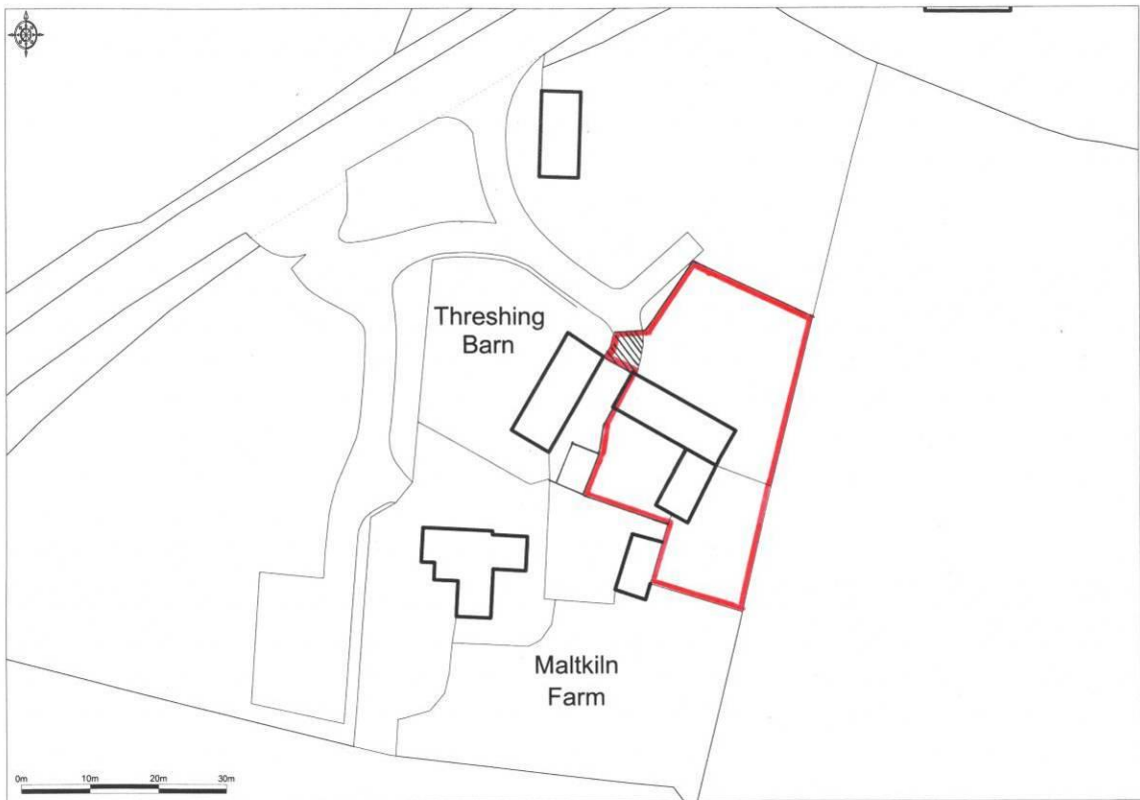












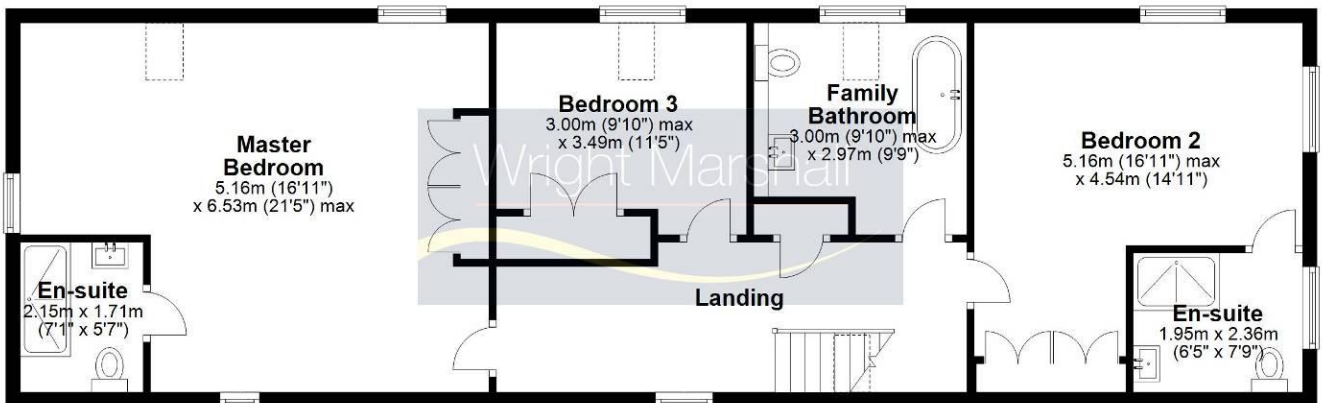
Ground Floor

Approx. 131.8 sq. metres (1419.0 sq. feet)



First Floor

Approx. 91.8 sq. metres (988.4 sq. feet)



Wright Marshall
Estate Agents

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