Jinks Aston

FOR SALE



The Draymans Bradley Lane, Maesfen, Whitchurch, SY13 4QX

£1,400 Per month

A three bed semi detached barn conversion. A stunning barn with huge potential, set over two floors and benefiting from double glazing and oil and underfloor heating. The accommodation comprises of: dining hall, ground floor shower room, open plan lounge and kitchen/diner, inner hall, with utility and a further reception room. To the first floor we have a seating area with Romeo and Juliet balcony along with a small kitchen area and store. family bathroom and three bedrooms one having en-suite shower and the other a W.C. and wash basin. Externally we have a glass covered seating area along with a car port and shed.

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The accommodation comprises
The property is approached having a stable door which gives access into the reception dining room.

Reception dining room
14'4" x 17'4"
Wood laid flooring, four double glazed windows, antique style radiator, smoke detector to the ceiling, door giving access to a shower room and steps leading down to the lounge.

Shower room
3'7" x 7'6"
Having a three piece suite comprising of: low level W.C., pedestal wash hand basin and corner set shower cubicle having rainfall shower head and further shower attachement, arch window, towel rail combined radiator.

Lounge
23'4" x 12'3"
Having open access to the kitchen, two double glazed windows, PVC double glazed French doors give access to a covered external patio area, T.V point, exposed beams , access through to the inner hallway and access to the kitchen.

Kitchen/diner
13'11" x 12'3"
The kitchen has a range of fitted wall and base units with Oak fronts and stainless steel sink and drainer with mixer tap, integrated Bosch double oven and a halogen hob with extractor fan above, dishwasher, exposed beams, two double glazed windows, under floor heating, down spot lights and smoke detector to the ceiling, glazed door gives access to the inner hall.

Inner hall
4'1" x 13'8"
Again having under floor heating, stair case and hand rail having glazed insets, open access into the second reception room, glazed door gives access into the utility room.

Utility room
6'2" x 6'8"
Having a range of fitted wall and base units with stainless steel sink and drainer, space and plumbing for washing machine and down strip light to the ceiling.

Second reception room
12'7" x 23'3"
Having duel aspect windows, exposed beams, under floor heating and wall mounted heating control.

Landing / sitting room
Having two antique style radiators, T.V. point, exposed beans, Juliet balcony with PVC double glazed French doors and a further double glazed window. the landing/sitting area also has a small kitchen area with wall and base units with stainless steel sink and drainer double glazed window, extractor fan. 3 wood panel doors give access to all rooms and a further door gives access to the airing cupboard housing the hot water system

1st floor bathroom
9'1" x 8'
Having a four piece suite comprising of: antique style wash hand basin set in vanity unit, low level W.C. corner set shower cubicle with rain fall and shower attachment and corner bath, towel rail combined radiator, spot light to the ceiling.









Bedroom 2
16'10" x 24'3"
Being L shaped and measured to widest points.
Having exposed beams, T.V. point 2 panel radiators, glazed window over looking the stair well, sky light window to the ceiling and corner set W.C. and wash hand basin access via folding doors

Bedrrom 3
11'7" x 12'6"
Having double glazed window to the side elevation, panel radiator, T.V. point.

Bedroom 1
13'2" x 15'5"
Having double glazed windows to three sides, panel radiator and exposed beams, a good sized main bedroom.

Dressing area
5'8" x 8'2"
Having double wardrobe and coat hanging facilities, open access to the main bedroom and wood panel door gives access to the en-suite shower room

En-Suite shower room
9'4" x 8'1"
Having a thee piece suite comprising of: low level W.C. pedestal wash hand basin set in a double vanity unit with bathroom cabinet above and double shower cubicle with chrome shower fitting, heated towel rail combined radiator, double glazed window and the en-suite also retaining the original fire place and brick chimney

Externally
To the front we have a patio area To the rear covered seating area with glazed room, the rear garden is yet to be landscaped giving the buyer a blank canvas, detached carport and storage shed.

The Area
Number Two Malt Kiln is set in a quiet rural location but within easy access of main road links. Lying on the Cheshire and Shropshire border the closest village being Malpas in which there are several shops, Co-op, Londis, dentist, doctors and bank as well as range of public houses and restaurants. The market town of Whitchurch being approximately 4 miles away. The town of Nantwich being approximately 20 mins drive. Crewe being approximately 45 mins and the city of Chester being 40 mins.

Services
Mains water and electric are available, heating is Oil.

Tenure
The tenure of the property is understood to be freehold (this should be verified prior to commitment)

Council Tax Band G





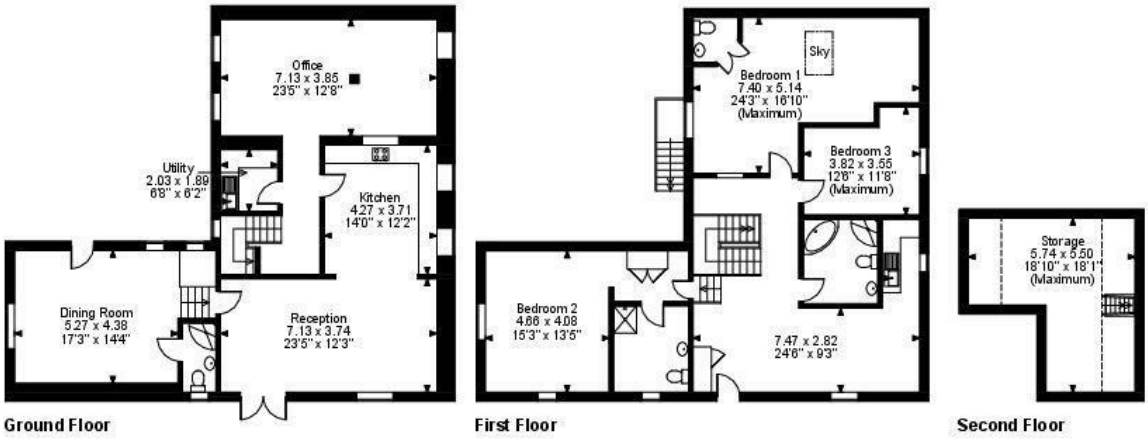


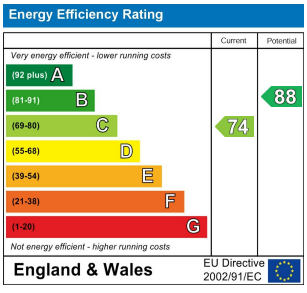


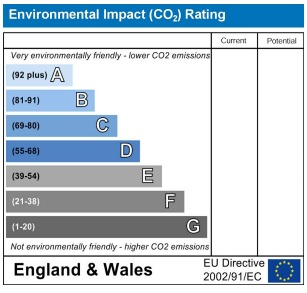
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Approximate Gross Internal Area
2728 Sq Ft/253 Sq M







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