

FOR RENT £3,500 Per Calendar Month

Nr Bartington, Northwich, CW8 4QU

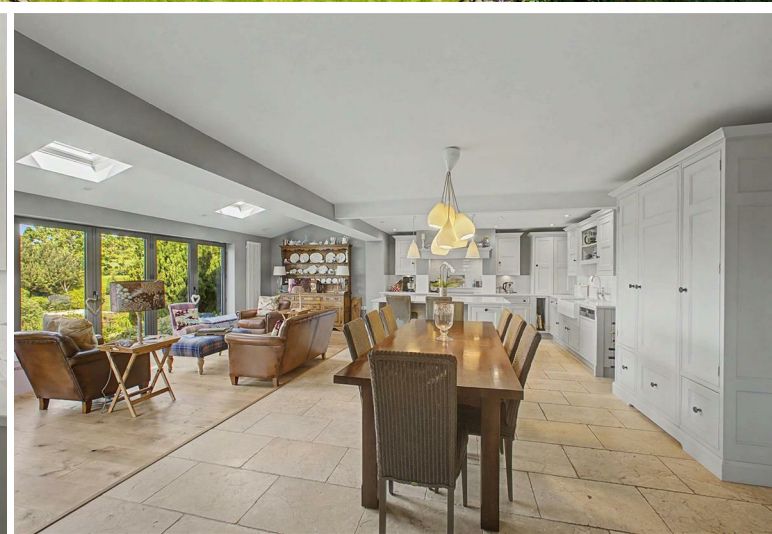
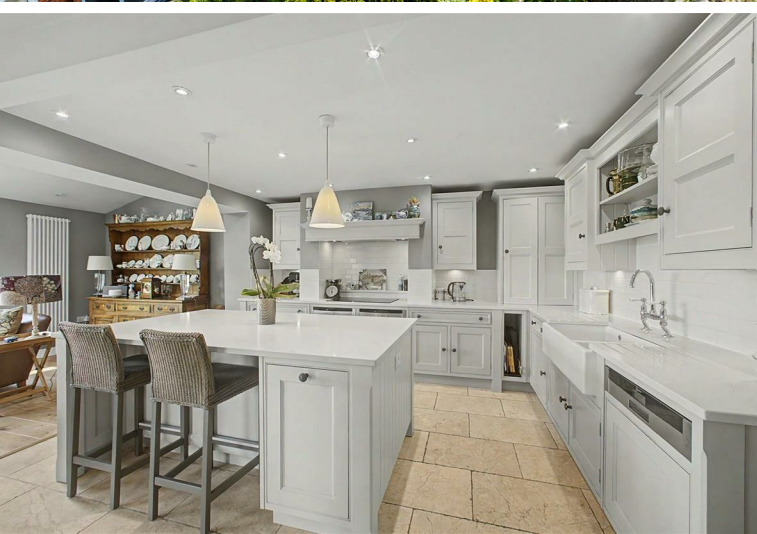
 5  4  3  D



Located in the highly desirable village of Bartington, this exceptional five-bedroom barn conversion offers superb family accommodation in a truly picturesque setting. Originally converted in 1995 and thoughtfully extended and modernised over the years, the property combines character features with contemporary living. Despite its peaceful countryside position, it benefits from excellent transport links, providing convenient access to Manchester, Liverpool and surrounding local areas.

Council Tax Band G
EPC Rating D

- Five-bedroom barn conversion with far-reaching countryside views.
- Open-plan living dining kitchen with integrated appliances and underfloor heating.
- Versatile ground floor accommodation; a cosy snug, large utility room, cloakroom and WC.
- Luxurious principal bedroom with vaulted ceiling, fitted wardrobes and en-suite bathroom.
- Beautiful gardens with patio, established borders, herb garden, stream and secure paddock.
- Detached summer house with electricity and log burner
- Available early July





Description:

Approached via a quiet lane and secure electronically controlled gates, the property opens onto an attractive cobbled driveway with ample parking for multiple vehicles. The welcoming entrance hallway features a full-height vaulted ceiling, exposed traditional beams and Velux windows, creating a bright and impressive first impression.

To the left of the hallway, the spacious living room enjoys windows to three aspects, while a working coal fire provides a charming focal point, creating a warm and inviting space ideal for both relaxing and entertaining.

At the heart of the home is the stunning open-plan living dining kitchen, designed to take full advantage of the breathtaking Cheshire countryside views. The bespoke kitchen, fitted by Cheshire Kitchens, offers an extensive range of high-quality units and integrated appliances, including a double oven, five-ring induction hob, dishwasher, full-height integrated fridge, Butler sink and ample pantry storage. The large central island incorporates a Falcon wine cooler, microwave and integrated bin storage, making it both practical and sociable. The stone kitchen area benefits from underfloor heating. The adjoining seating area is an outstanding feature of the home. Five bi-fold doors and additional French doors seamlessly connect the indoor and outdoor spaces, creating the perfect environment for entertaining and enjoying the surrounding views throughout the year.

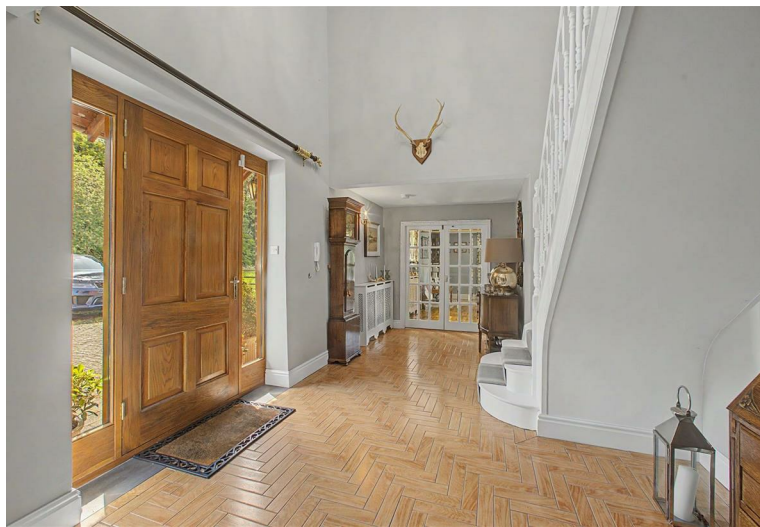
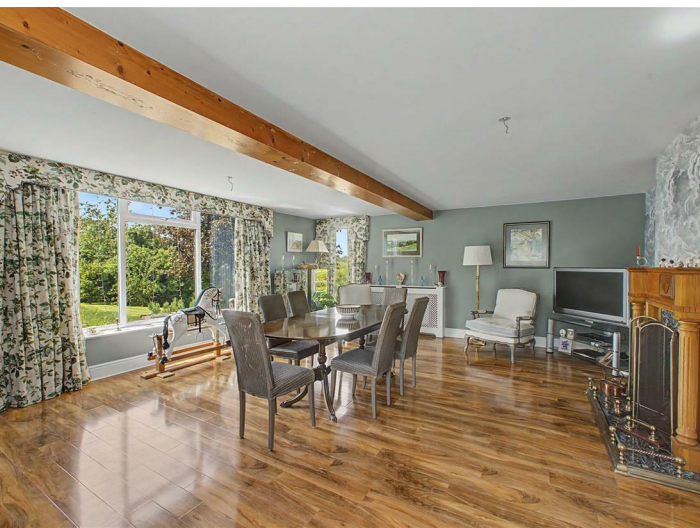


Leading from the dining area is a cosy snug featuring a Clearview log burner set within a traditional Cheshire brick fireplace, providing the perfect retreat during the winter months. The television within this room will be included within the let.

The ground floor further benefits from a large utility room with additional storage, integrated full-height freezer, freestanding Bosch washing machine and dryer, and a double drainer sink. The underfloor heating manifold and control panel are also located here. A practical cloakroom with built-in storage for coats and boots, together with a downstairs WC, complete the ground floor accommodation.

The turning staircase rises to the first-floor landing, which provides access to all bedrooms and the family bathroom. There is also access to a useful loft space located between Bedrooms Three and Four.

Positioned at the end of the hallway, the impressive principal bedroom enjoys dual-aspect windows with stunning far-reaching views, fitted wardrobes and integrated drawer units by The English Wardrobe Company. A vaulted ceiling with exposed beams enhances the sense of space, while the luxurious en-suite bathroom comprises a walk-in shower, freestanding slipper bath, wash basin and WC.



Bedroom Two is another spacious king-size room with dual-aspect windows, exposed beams and vaulted ceiling, complemented by its own en-suite shower room.

Bedrooms Three and Four are both generous double rooms, each featuring fitted four-door wardrobes, vaulted ceilings and exposed beams.

Bedroom Five, currently utilised as a home office, benefits from fitted desk and storage units, all of which will remain, together with the television, making it an ideal office, study or hobby room.

The beautifully appointed family bathroom features a freestanding roll-top bath positioned to enjoy the countryside views, alongside a walk-in rainfall shower, vanity wash basin, WC and heated towel radiator. The tiled flooring also benefits from underfloor heating.

Externally, the wraparound gardens provide a peaceful and private retreat. Established planted borders, lawned areas, paved patio seating spaces and a charming stream running through the grounds all contribute to the idyllic setting. The herb garden includes raised planters, a composter, a large shed and dedicated tool storage area.

A particularly impressive addition is the detached summer house, complete with electricity and a working log burner, offering excellent flexibility as a home office, games room, studio or craft space. A gardener is currently contracted to maintain the borders, and this arrangement may be continued by the incoming tenant if desired. In addition, a secure paddock of approximately one acre provides an ideal space for children and pets to enjoy safely.

Location:

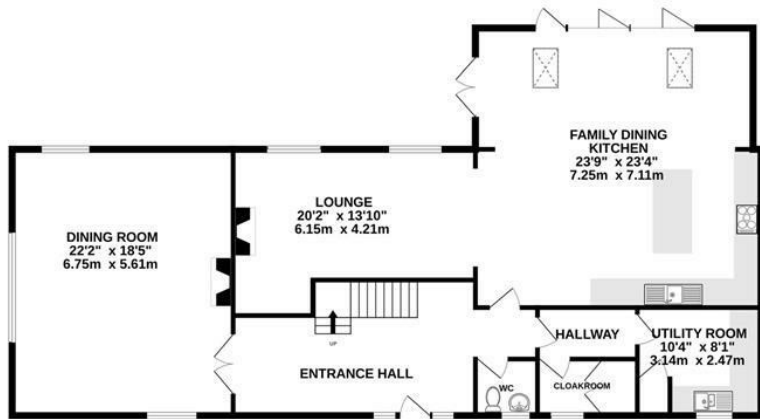
Bartington is a small and picturesque rural hamlet located close to Acton Bridge in the heart of the Cheshire countryside. Surrounded by open farmland and attractive rolling landscapes, the area offers a peaceful semi-rural lifestyle while still benefiting from excellent transport connections and nearby amenities.

Acton Bridge is a sought-after village known for its strong community feel, highly regarded local pub and restaurant, village hall, and railway station, which provides direct services to Chester, Manchester and Liverpool, making it popular with commuters. The nearby River Weaver and Trent & Mersey Canal offer scenic walking, cycling and outdoor leisure opportunities. The location is also convenient for access to the market towns of Northwich, Frodsham and Knutsford, all of which offer a wider range of shops, restaurants, schools and leisure facilities. Major motorway networks including the M56 and M6 are easily accessible, making the area well placed for travel across the North West.

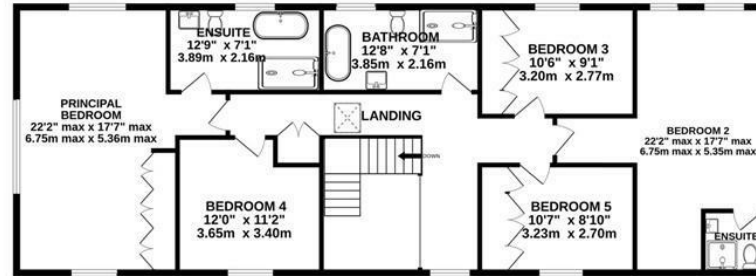




GROUND FLOOR
1649 sq.ft. (153.2 sq.m.) approx.



1ST FLOOR
1417 sq.ft. (131.6 sq.m.) approx.



OUTBUILDING
281 sq.ft. (26.1 sq.m.) approx.



TOTAL FLOOR AREA : 3346 sq.ft. (310.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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