



'CORNFLOWER MEWS' | MARBURY HALL BARNES | MARBURY | CHESHIRE | SY13 4LP | OFFERS OVER £495,000



An inspiring Three (potentially Four) Bedroom, Two Bathroom Period Country Mews House situated in an engaging rural village locality surrounded by magnificent undulating countryside. The charming, chic, individual & stylish period home with its superb gardens, is magnificently presented throughout & offers extremely versatile internal accommodation, with delightful features including a mezzanine, elegant contemporary kitchen, unique minstrels gallery & a French style luxurious ensuite bathroom to the master suite. Externally, there is a delightful lawned garden with cottage style planted border & patio being the perfect spot for both relaxing & entertaining.

Viewing is a must for discerning purchasers wanting a delightful retreat - perfect as a secure lock & leave home, and a perfect slice of rural village life. This is a rare opportunity for purchasers to acquire such a remarkable characterful rural home.

Briefly comprising: Entrance Hall, Cloaks/WC, Utility/Boot Room, Kitchen Breakfast/Dining Room, Sitting/Dining Room, First Floor Landing with 'Minstrels Gallery', Master Bedroom Suite One with luxury ensuite bathroom & separate Dressing Room/Nursery, Bedroom Two, 'Jack & Jill' Shower Room, Snug/Bedroom Three leading to the fabulous mezzanine with galleried landing/seating area & separate Study/Bedroom.

Water under floor heating to ground floor (4 zone), traditional radiators to the first floor plus the option of part electric underfloor heating to the three tiled floors (the current vendors have not found it necessary to use this). Characterful wooden double glazed windows in-keeping with the overall appearance & style of 'Marbury Hall Farm & Barns'.

NO CHAIN

**THIS WONDERFULLY APPOINTED HOME MUST BE VIEWED
TO BE FULLY APPRECIATED**





DIRECTIONS

Directions from Nantwich: From the Agent's Nantwich office head east towards Church Lane. At the roundabout take the 2nd exit onto Pratchitts Row/A534. Continue to follow the A534 and at the roundabout take the 1st exit onto Wellington Road. Take the 2nd turning on the right into Park Road & proceed out of town along the Whitchurch Road. At Aston crossroads turn right into Wrenbury Road and proceed through the village. Take the next left turning on the corner onto Pinsley Green Road for approx. 1 mile proceeding over the railway bridge. At the T-junction turn left and proceed for approx. 2 miles into Marbury village. Turn left at the next junction into Hollins Lane for half a mile proceeding up the bank. Marbury Hall Farm is located on the right. Continue to the far end and the intimate courtyard will be located to the right hand side. Once in the courtyard Cornflower Mews will be observed directly in front of you.

LOCATION

Marbury is an extremely popular rural village, having a historic 15th Century hill top church (St. Michaels), which has sweeping views towards Marbury Hall. The village has two meres which are renowned as fishing and bird watching spots. The village green boasts a magnificent oak tree planted in 1814. The village hall provides an impressive base for a range of local events. Community spirit is perfectly encapsulated by 'Marbury Merry Days', which attracts visitors from all over the region to its many stalls and shows. Marbury is also close to Cholmondeley Castle & Gardens, Hill Valley Golf & Country Club, Beeston Castle and the famous Sandstone Trail. The Shropshire Union Canal folds around the outskirts of the village providing many miles of easy walking paths and picturesque locks, in addition to waterside pubs. Marbury, despite its rural charm, is situated conveniently close to both the A49 and A41.

Many commercial centres can be easily reached including Manchester (47 miles), Chester (20 miles), Shrewsbury (28 miles) and Crewe Railway Station can be found within 9 miles which offers main line trains to Manchester, Birmingham and London. The M6 motorway network is also used as a convenient commuting base. For local shopping the historic towns of Nantwich, Whitchurch and Tarporley offer a wide range of facilities from supermarkets and market days to sport centres and leisure activities. The region also has a good choice of schools catering for all ages in both the public and private sectors. The historic town of Whitchurch, located approx. 3 miles away, boasts 3 supermarkets Tesco, Sainsbury's & Lidl, a post office, restaurants, pubs & a regular farmers market.

NEARBY WRENBURY VILLAGE

The village of Wrenbury is set amidst what is generally regarded as some of the finest countryside in South Cheshire, near to the Shropshire Union Canal. The village benefits from a wealth of local amenities including; Shop/Post Office, catering for the educational, recreational and shopping needs of the villagers. This includes a Doctors Surgery & Dispensary, a local Railway Station, great pubs & Primary School. Alternatively, the towns of Nantwich & Crewe can provide further amenities. Wrenbury is conveniently situated in relation to other nearby cities, towns and business centres with Chester, Liverpool and Manchester within commuting distance. The main line railway station is also nearby and the major Crewe Terminal with express line to London Euston (1 hr 30min) only 11 miles away.



NANTWICH

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of over 250 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 new 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 1 hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.

GENERAL REMARKS

Cornflower Mews, Marbury represents the very best in rural living and is situated in the idyllic setting of Marbury Hall Farm & Barns, which as a whole is surrounded by meadows, meres and mature stately trees. From the arched windows in the splendid & elegant Sitting Dining Room a wonderful view can be enjoyed over the garden to neighbouring pond, and the area is arguably one of the finest backdrops in South Cheshire. The property boasts exceptional fixtures and fittings, and this is immediately self evident upon inspection as a superb range of high grade materials are used throughout.





ENTRANCE HALL 14'6 x 11'5

Solid painted timber entrance door with side light. Impressively appointed with exceptional awe inspiring vaulted ceiling with beautiful exposed natural oak truss & purlin sections, ceiling light point, charming inset shelf with 'Kashmir Gold' granite ledge, beautiful tiled floor with water underfloor heating, dado rail & corner built in cloaks cupboard housing the boiler. Stairs rise to the first floor. Doors lead to the Kitchen Breakfast Room, Sitting/Dining Room, Utility/Boot Room & Cloaks/WC.

CLOAKS WC 7'6 x 3'11

Suitably fitted with a low level WC, wash hand basin plus integral dresser with drawers, recessed ceiling light point, continuation of the heated tiled floor.



THE ACCOMMODATION:-

With approximate dimensions, comprises;



SITTING DINING ROOM 23'3 x 14'10

Furnished in a chic, relaxed & elegant Mediterranean style, the room offers vantage points over the rear garden towards two mature weeping Willow trees through the arched windows. The superbly proportioned room offers ample space for both sitting & dining. An excellent focal point is in the form of the painted brick fireplace & hearth with exposed timber mantle, brick back (with an electric point for a stove, if required), 2 wall light points. A beautiful tiled floor with under floor heating makes the space practical yet cosy and comfortable room.





KITCHEN DINER 26'9 x 10'10

Enjoying a magnificent dual aspect, the modern elegant Kitchen Diner is comprehensively well equipped with a wonderful range of units incorporating work surfaces with inset mounted sink & mixer tap. An exceptional feature of the beautiful room is the large arched window & French doors to the rear leading directly onto the patio. 2 Ceiling light points, recessed spot lights, tiled floor with under floor heating & double glazed window to front with an attractive view of the immaculate courtyard. 2 Pretty inset wall display recesses compliment an opening through to the Sitting Dining Room. The Kitchen itself opens to the light & airy Breakfast/Dining Area with ample space for a large table & chairs which enables a fine view over the garden. Walk through opening to Sitting Dining Room.





BOOT / UTILITY ROOM 11'5 x 8'4

Fitted with a range of base units with 'Kashmir Gold' granite work surface, wall mounted unit with pelmet & inset lighting, window to the front elevation, under stairs open cupboard, low level Belfast style sink with mixer tap, tiled floor, radiator, additional tall fitted cupboards.

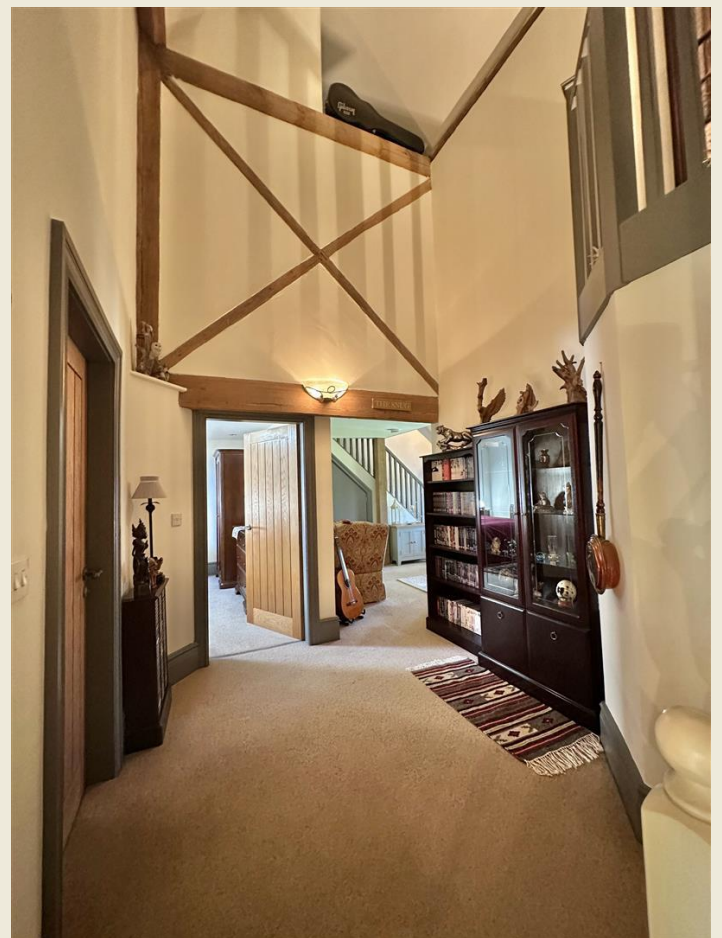


FIRST FLOOR LANDING 14'8 x 8'10

An engaging space with full height ceiling & surprising Minstrels Gallery (accessed from the Master Bedroom Suite via drop down ladder), beautiful exposed natural oak timbers, ceiling light point & radiator.

MINSTRELS GALLERY (ABOVE LANDING)

Accessed from the Master Bedroom via a large drop down hatch with quality folding stairs. The vantage point from the Gallery itself is wonderfully unique.





JACK & JILL SHOWER ROOM 8'1 x 6'9

Accessed via the First Floor Landing & Bedroom Two. Superbly presented with a walk in shower featuring a rainfall effect shower head & separate hand held attachment, glass screen, low level WC, wash hand basin with mirror fronted wall mounted cabinets, part tiled walls, recessed ceiling spot lights, wall mounted mirror with integral lighting, tiled floor with under floor heating, shaver point.

BEDROOM TWO 13'0 x 12'9

A beautiful & extremely well proportioned room featuring a bespoke corner seat, double glazed window, recessed ceiling spot lights, radiator.





MASTER BEDROOM SUITE:-

With a vast full height ceiling, the super suite offers outstanding space. Presently a large suite with Dressing Room & Luxurious Ensuite, there is also the potential to partition the bedroom itself to create an additional bedroom, if required (subject to any necessary consents), incorporating the current Dressing Room. Feature wall lights.

BEDROOM ONE 18'1" x 13'1"

Two Wall light points, double glazed window to rear enjoying an outstanding view over the garden towards a particularly pretty pond & countryside beyond. Natural exposed oak timbers, radiator. Open to the Ensuite Bathroom & door to the Dressing Room.

LUXURY ENSUITE BATHROOM 11'4" x 8'9"

Resplendently presented with an impressive iron white & dark French grey roll top bath upon gilt effect claw feet & with brass shroud mixer tap with telephone style shower attachment. Low level WC, exposed natural timbers in part featuring back lighting, wall light point, double glazed window to rear, tiled floor, beautiful bespoke painted solid timber fitted cupboard unit featuring an under mounted sink unit in granite with mixer tap, pelmet over with recessed lighting, flanked by cupboards to side of wall mounted mirror. Wall mounted ladder radiator / towel rail with separate thermostatic control.

DRESSING ROOM / NURSERY 8'3" x 8'0"

(Potential Bedroom Four or Nursery etc) A part glazed door leads from Bedroom One to the spacious Dressing Room/Walk in Wardrobe with sky light, hanging & shelving provisions.







SNUG / BEDROOM THREE 13'4 x 9'8

(Currently open from the first floor landing simply requiring the fitting of a door to revert back to bedroom three). The bedroom space enjoys a particularly beautiful character feature which harks back to the period homes former days as a milking parlour; the exposed shaped timbers lit with ambient spot lighting over the double glazed window which creates real drama. TV point, stairs rising to mezzanine level, with under stairs store cupboard beneath housing the how water tank and first floor heating programmer.

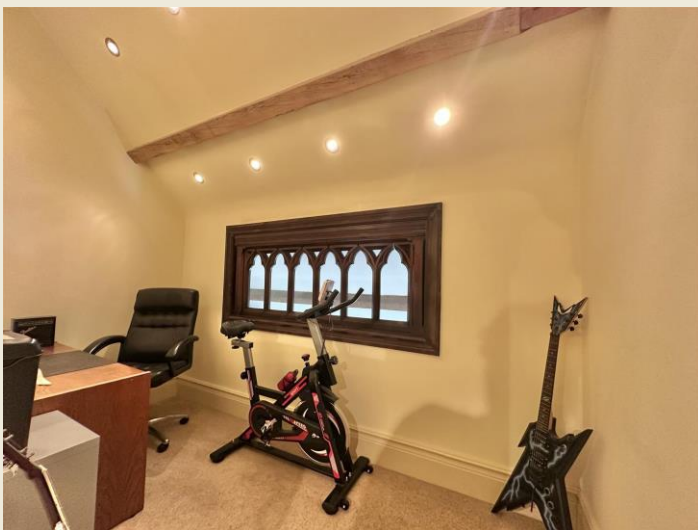




STAIRS FROM BEDROOM THREE TO MEZZANINE:-

The Mezzanine (11'9" max x 6'8" max) creates a superb additional amount of versatile floor space which has various possible uses, including a Study/Office, Hobby/Craft Room etc with lighting and gothic style frame inset into wall.

Through to the rear STUDY / BEDROOM FOUR (11'3" x 5'9") with lighting, power points & again featuring an intriguing salvaged wooden gothic style frame inset into the wall (which could easily be removed if required).





EXTERIOR

Approached through a desirable parkland setting, the elegant driveway boasts various views when entering the courtyard & upon leaving. As soon as you approach the courtyard, you know you have arrived at a very special idyllic & captivating location.

Upon entering the characterful courtyard through the drift way access, there is a charming cobbled central circle with courtesy light. 2 Parking spaces are situated directly & conveniently in front of the period mews with its deep richly planted frontage. In addition, beyond the courtyard is the residents open fronted carport with space within for an additional vehicle & lockable secure store. Cornflower Mews has the position at the far end to the right. External cold water tap to the front and additional cold water tap to the rear together with a covered electrical power point.

The rear garden is the real gem, offering a generous size manageable lawn overlooking the pretty parkland style areas beyond including a pretty pond. Seating area directly at the rear of the property offering the best vantage point. An enchanting cottage style herbaceous border is located at the far end of the garden well positioned in front of the boundary fencing. Laurel hedging to the sides provide sensitive privacy without cutting out any light, and overall creates a charming place in which to relax, entertain or just be at one with the truly magnificent undulating rural surroundings.



EPC RATING: D

COUNCIL TAX BAND: F

SERVICES & CHARGES

All mains 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.

LPG heating (tank discreetly installed beneath the lawn).

MANAGEMENT CHARGE: Approx £900 per annum (usually paid every 3 months), reviewed annually. Includes: communal septic tank, upkeep of communal areas etc.

NOTE: Marbury Hall Farm is self managed by the residents.



TENURE

Presumed Leasehold with vacant possession upon completion. (Commencement 6th May 2005 - 999 year term). The freehold is owned by Christian James Developments Limited.

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 & PLANS

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ALL MEASUREMENTS

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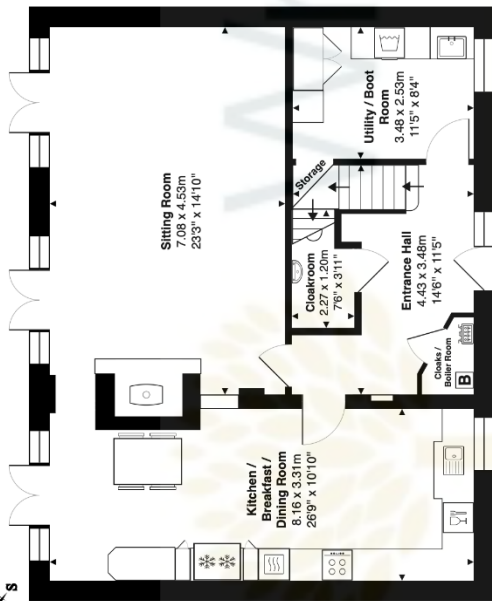
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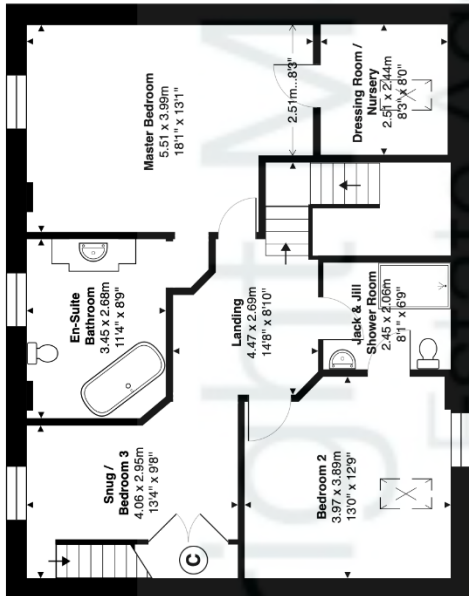
** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

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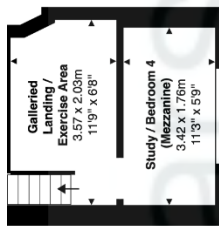




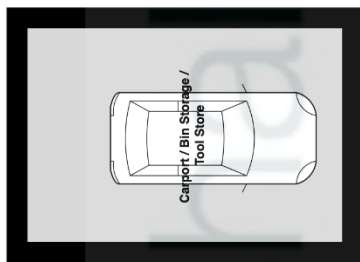
Ground Floor
Floor Area: 87.1 m² ... 937 ft²



First Floor
Floor Area: 86.9 m² ... 936 ft²



Second Floor
Floor Area: 13.6 m² ... 147 ft²



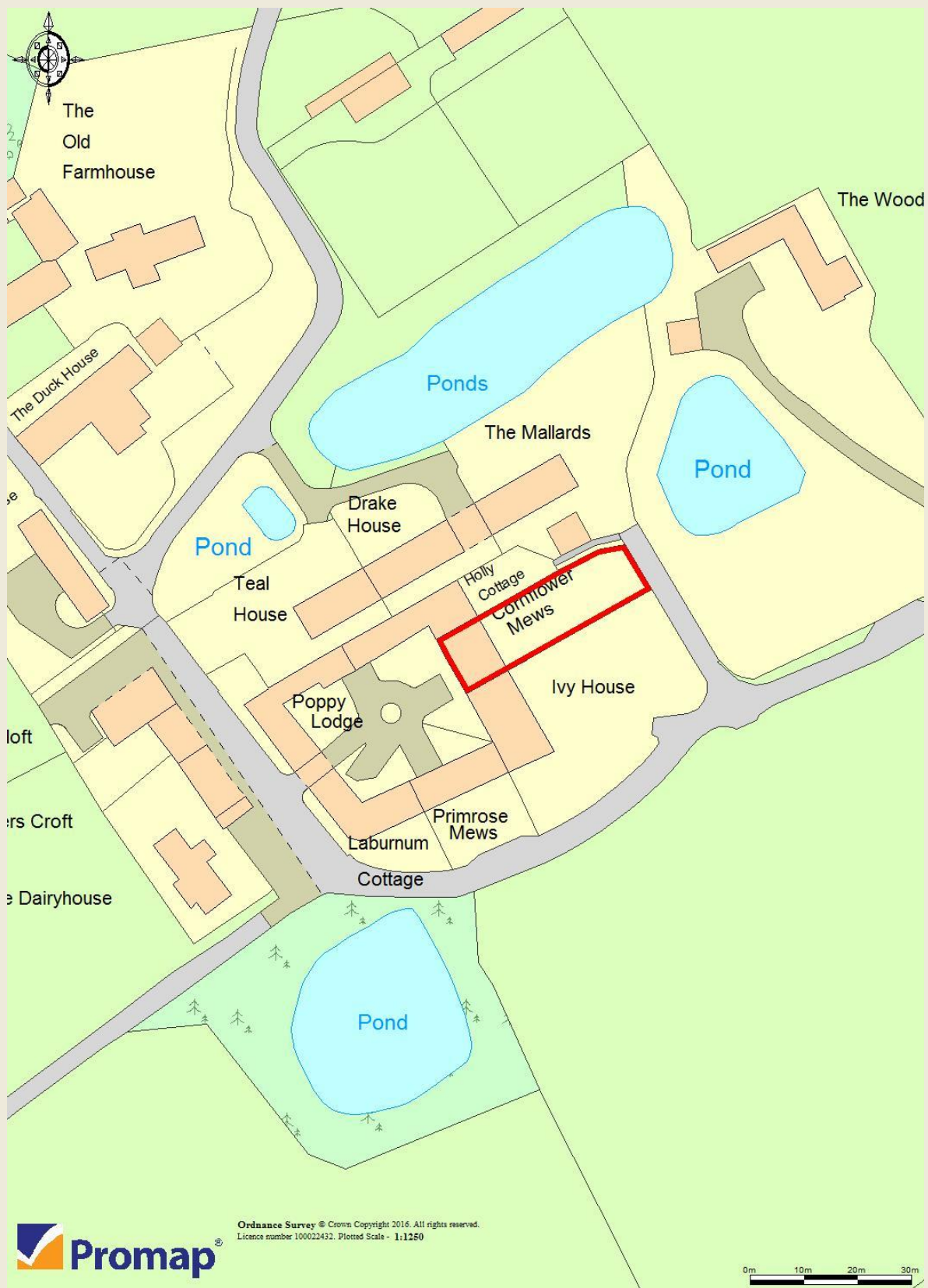
Carport / Bin Storage / Tool Store

CORNFLOWER MEWS, MARBURY HALL BARN, MARBURY, CHESHIRE, SY13 4LP

Approximate Gross Internal Area: 187.7 m² ... 2020 ft² Excludes Carport / Bin Storage / Tool Store

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.

Floor plan produced by Leon Sancesse from Green House EPC 2025. Copyright.



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