



MISREPRESENTATION ACT 1967.

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1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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Nestled in the charming village of Burleydam, this magnificent chic & distinctive contemporary residence exudes sheer sophistication throughout. Boasting three floors of exacting spacious & wonderful light accommodation with breath taking views over surrounding undulating fields, there are five bedrooms & four bathrooms offering a perfect blend of comfort and modern living. With ample space for families or those who enjoy entertaining, this property is designed to cater to a variety of lifestyles. The stunning home boasts the most wonderful kitchen dining family room with direct garden access. The garden is a joy featuring lawns, pretty pond & seating area plus extensive private parking & timber garage, carport, store & workshop. Within walking distance of the nearby country pub and being just a ten minute drive from Nantwich the tranquil setting still enables convenient access to local amenities and transport links. The surrounding area boasts beautiful countryside, perfect for leisurely walks and outdoor activities. **VIEWING IS STRONGLY RECOMMENDED**

### DESCRIPTION

Boasting immense appeal for discerning buyers who fully appreciate contemporary design, ease of living and who wish to immerse themselves in a glorious rural locality, this magnificent three storey five bedroom, four bathroom barn conversion nestled in an exclusive high quality enclave is the epitome of elegance enabling full enjoyment of the sublime country lifestyle. Extending to approx 3450 sq ft and standing in approx 0.75 acre of gardens the outstanding highly individual home offers so much.

Nestled in the charming village of Burleydam, this splendid five-bedroom, three bathroom end section barn conversion offers a perfect blend of comfort and modern living whilst the versatile accommodation enjoys a huge abundance of natural light. With ample space for families or those who enjoy entertaining, this property is designed to cater to a variety of lifestyles.

As you enter, you are greeted by a welcoming streamlined atmosphere that flows throughout the home. The generous living areas provide plenty of room for relaxation and social gatherings, while the well-appointed kitchen dining family room is a delight for any culinary enthusiast & enthusiastic party host / hostess.

The five versatile bedrooms are thoughtfully designed with outstanding open views to all three sides - this in itself offers a peaceful retreat for rest and relaxation. Each room is filled with natural light, creating a warm and inviting environment. Whether you require guest rooms, a home office, or space for a growing family, this property meets all your needs.

The engaging lawned gardens are easy to maintain whilst there is a pretty pond, greenhouse and seating area leading directly from the kitchen dining family room. For buyers requiring garaging there is a high quality double open timber garage with room over, store & workshop. Accessed through a gated entrance, there is vast parking provision for several vehicles. The location in Burleydam is particularly appealing, providing a tranquil setting while still being conveniently close to local amenities and transport links, including being within a short walk from the delightful country pub 'The Combermere'. The surrounding area boasts beautiful countryside, perfect for leisurely walks and outdoor activities whilst schools are also within easy reach too.

This house is not just a place to live; it is a home where memories can be made. With its spacious layout and desirable location, it presents an excellent opportunity for those seeking a new residence in a glorious picturesque setting.

### DIRECTIONS

Proceed out of Nantwich along Whitchurch Road passing Nantwich Lake on the right hand side. Continue through Sound, Broomhall & Aston villages. Approx 1 mile beyond Aston after passing the entrance on the right for Combermere Abbey, take the left turn signed Burleydam & Audlem. Proceed ahead to the hamlet of Burleydam passing the church on the right. Turn right into the development and bear left following the hedge around. The substantial property will be observed directly ahead.

### LOCATION

The property is located in a sublime locality of Burleydam on the Cheshire Shropshire border, which is surrounded by outstanding undulating countryside & fields. The area is near to the highly popular south Cheshire village of Audlem with its charming canal, local conveniences & varied annual events which take place. The historic market towns of Nantwich & Whitchurch are close at hand. The stunning & historic Combermere Abbey is steeped in a thousand years of English history standing in acres of rolling parkland, walled gardens and ancient woodlands alongside spectacular Gothic architecture, and is located a short distance away. 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.

### NEARBY 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 Aid 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.

### AGENTS NOTE

The outstanding exclusive development comprises of 8 converted barns, which have been sympathetically & creatively designed and converted by Chamberlain Developments to an exacting standard. The magnificent location is beautiful, with the barns surrounded by glorious open fields which are also fully experienced internally from the property, to their best advantage. Viewing is highly recommended to appreciate the stunning barn conversion.

### THE ACCOMMODATION:-

With approximate dimensions comprises;

### MAGNIFICENT ENTRANCE HALL

10'9 x 10'10 (3.28m x 3.30m)

### KITCHEN DINING FAMILY ROOM

20'4 x 26'7 (6.20m x 8.10m)

### UTILITY ROOM

8'10 x 5'8 (2.69m x 1.73m)

### LOUNGE

20'4 x 13'5 max (6.20m x 4.09m max)

### STUDY / PLAYROOM

8'10 x 9'2 (2.69m x 2.79m)

### CLOAKS WC

### FIRST FLOOR LANDING

### MASTER BEDROOM SUITE:-

### BEDROOM ONE

20'4 x 23'2 max (6.20m x 7.06m max)

### DRESSING ROOM

9'6 x 6'5 (2.90m x 1.96m)

### ENSUITE SHOWER ROOM

6'10 x 6'5 (2.08m x 1.96m)

### BEDROOM TWO

20'4 x 11'9 (6.20m x 3.58m)

### ENSUITE SHOWER ROOM

6'7 x 5'10 (2.01m x 1.78m)

### BEDROOM THREE

9'6 x 14'1 max (2.90m x 4.29m max)

### FAMILY BATH & SHOWER ROOM

6'10 x 10'7 (2.08m x 3.23m)

### SECOND FLOOR LANDING / SEATING AREA

### BEDROOM FOUR

20'10 x 22'2 (6.35m x 6.76m)

### SHOWER ROOM

9'7 x 11'1 (2.92m x 3.38m)

### BEDROOM FIVE

20'9 x 11'9 (6.32m x 3.58m)

### STORAGE

8'2 x 12'7 (2.49m x 3.84m)

### EXTERIOR

Extending to approx 0.75 acre of gardens all of which adjoin open fields beyond encompassing the best of country life. The property itself is approached through a timber gate which opens to the extensive driveway providing ample off road parking & turning. An impressive quality double open garage with room over, workshop & store is ideal for excellent storage solutions and parking. Predominantly lawned there is a sleek paved seating area directly off the kitchen dining family room making alfresco dining an absolute dream. The current vendors have created a pretty pond, vegetable plot with raised beds & there is space for a greenhouse too, to the far side of the garden is a captivating orchard filled with fruit trees and being the perfect space to nurture wildlife and enjoy the wildflower meadow. In all the external space is exceptional & certainly with the far reaching views provides a sanctuary in which to completely immerse yourself in the beautiful and very pretty location.

### EPC RATING: D

### COUNCIL TAX BAND: F

### SERVICES

All mains water & electricity services are connected or available locally (subject to statutory undertakers costs & conditions). Largest private drainage system shared for the development, compliant to 2020 regulations. LPG gas 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. Nominal monthly management fee applicable to maintain communal areas etc.

### 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. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

### SALES PARTICULARS & PLANS

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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### ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.

### 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.

### FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice! \*\* Contact one of our sales team today on , 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; , so we can discuss your requirements further \*\*

For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.