



Commonside Barn, Norbury Common, Nr Cholmondeley





Commonside Barn

Norbury Common, Nr Cholmondeley,
Cheshire, SY13 4JD

Commonside Barn holds a truly unique tranquil rural setting adjoining and overlooking a stunning area of the Cholmondeley estate managed for its wildlife habitat. The extensive well-proportioned accommodation extends to approximately of 3500 sq ft and includes a stunning 38 ft open plan kitchen/breakfast/family room, two further large reception rooms, study, utility and four ensuite double bedrooms. The property benefits from a green friendly air source central heating system and underfloor heating throughout the ground floor accommodation and within the first floor bathrooms. The property is situated within a large, secluded garden with detached double garage and ample parking provision.

- Stunning detached country property extending to approximately 3500 sq ft
- Converted and developed by renowned and respected barn conversion specialist, Chartland Homes
- Reception hall, living room, dining room, study, stunning 38 ft kitchen/breakfast/family room and utility
- Ground floor master bedroom ensuite with dressing room and ensuite bathroom
- Three further first floor double bedrooms with ensuite shower rooms
- Generous secluded gardens adjoining and overlooking wildlife habitat, detached double garage

Location

Commonside Barn holds a truly unique tranquil rural setting adjoining and overlooking a stunning area of the Cholmondeley estate managed for its wildlife habitat. The property is conveniently situated near to the popular village of Malpas (4.5 miles) which provides comprehensive facilities for everyday purposes, as well as the secondary education at the highly sought after Bishop Heber High School. The Cholmondeley Castle Farm Shop is 3 miles, Whitchurch



town centre is just 5 miles and provides four of the large supermarket chains, as well as a train station offering a regular service to Crewe station and also Manchester. Wrenbury station is a 10 minute drive providing links to London (1hr 40 min – via Crewe). Delightful country walks can be enjoyed from the property as well as a number of recreational facilities within 15 minutes' drive including football, cricket, rugby, hockey, tennis and bowls and a number of golf clubs. The Cholmondeley Arms, one of Cheshire's most renowned hostelrys is a 5 minute drive as is the village of Marbury and the award winning Swan Pub.

Accommodation

A spacious and welcoming **Reception Hall 4m x 3.6m** sets the tone for this stunning looking property. Features within the reception hall include a pitched ceiling extending to 4m in height with two sympathetically retained and restored ceiling timbers, a heated tile floor which runs throughout the extensive living accommodation (other than in the living room, which is carpeted). Off the reception hall there is a large dining room, which, in turn gives access to the living room which can also be accessed from the magnificent 11.8m/38ft kitchen/breakfast/family room. There is also a study, utility room and cloakroom fitted with low level WC and wash handbasin accessed from the reception hall.

The **Dining Room 5.7m x 4.2m** is fitted with glazed double doors opening to the gardens, a staircase rising to the first floor and a further set of part glazed double doors giving access to the well-proportioned **Living Room 5.7m x 5.7m** - this is fitted with a log burning stove set upon a stone hearth with beamed mantle above, a glazed door gives access to the gardens and a pair of half glazed double doors open to the stunning **11.8m Kitchen/Breakfast/Family Room** with partly exposed King post roof trusses to the pitched ceiling, stunning views over the gardens and the adjoining Cholmondeley estate which is often stocked with Longhorn cattle.





The kitchen area is extensively fitted with bespoke handmade painted kitchen complimented with marble work surfaces and large 3m long centre island finished with an oak worksurface which also provides a 4/5 person breakfast bar. Appliances include range cooker with five ring induction hob and double oven with extractor above, integrated fridge freezer, dishwasher and wine chiller. Beyond the island there is space for an eight person dining table, easy chairs and a sofa for informal everyday living. A set of wide glazed double doors open onto a patio and the gardens with the Cholmondeley estate beyond.

The **Utility/Boot Room** is fitted with wall and floor cupboards and a Belfast style ceramic sink unit. Beneath the marble work surface, there is space for a washing machine, tumble dryer and additional white goods.

There are four double bedrooms within the property, all of which benefit from ensuite facilities. The large ground floor **Master/Guest Bedroom Suite 10.5m overall** includes a **Bedroom 5.6m x 4.9m**. This provides attractive views over the surrounding countryside and benefits from a large **Dressing Room 3.6m x 2m** which includes a large built-in storage cupboard/wardrobe. The dressing room gives access to a well-appointed **Ensuite Bathroom** - this includes both a large double ended bath and wet room style shower facility.

First Floor

To the first floor, there are three further double bedrooms. **Bedroom Two 5m x 4.5m** benefits from large built-in wardrobes running the full length of the room 5m x 1.1m with a spacious well-appointed **Wet Room style Shower Facility 4.7m x 1.8m** off finished with a heated tile floor. **Bedroom Three 4.4m x 4.1m** (dimensions include built-in wardrobes) also benefits from an **Ensuite Shower Room** with heated tile floor as does **Bedroom Four 4m x 2.7m**.



Externally

The property is approached over a long driveway with fields to either side (which also gives access to the original farmhouse) with a set of timber double gates opening onto a private gravelled forecourt for Commonsides Barn. This provides ample parking and turning space along with giving access to a **detached double garage 6.6m x 5.6m** with versatile loft roof space 6.5m x 3.4m.

The extensive gardens wrap around the property on three elevations being principally laid to lawn including a strategically positioned Indian stone paved sitting/entertaining areas and overlooking a stunning wildlife area of the Cholmondeley estate to the rear.

Services/Tenure

Mains water and electricity, air source central heating, private drainage compliant to 2020 regulations. Freehold.

Viewing

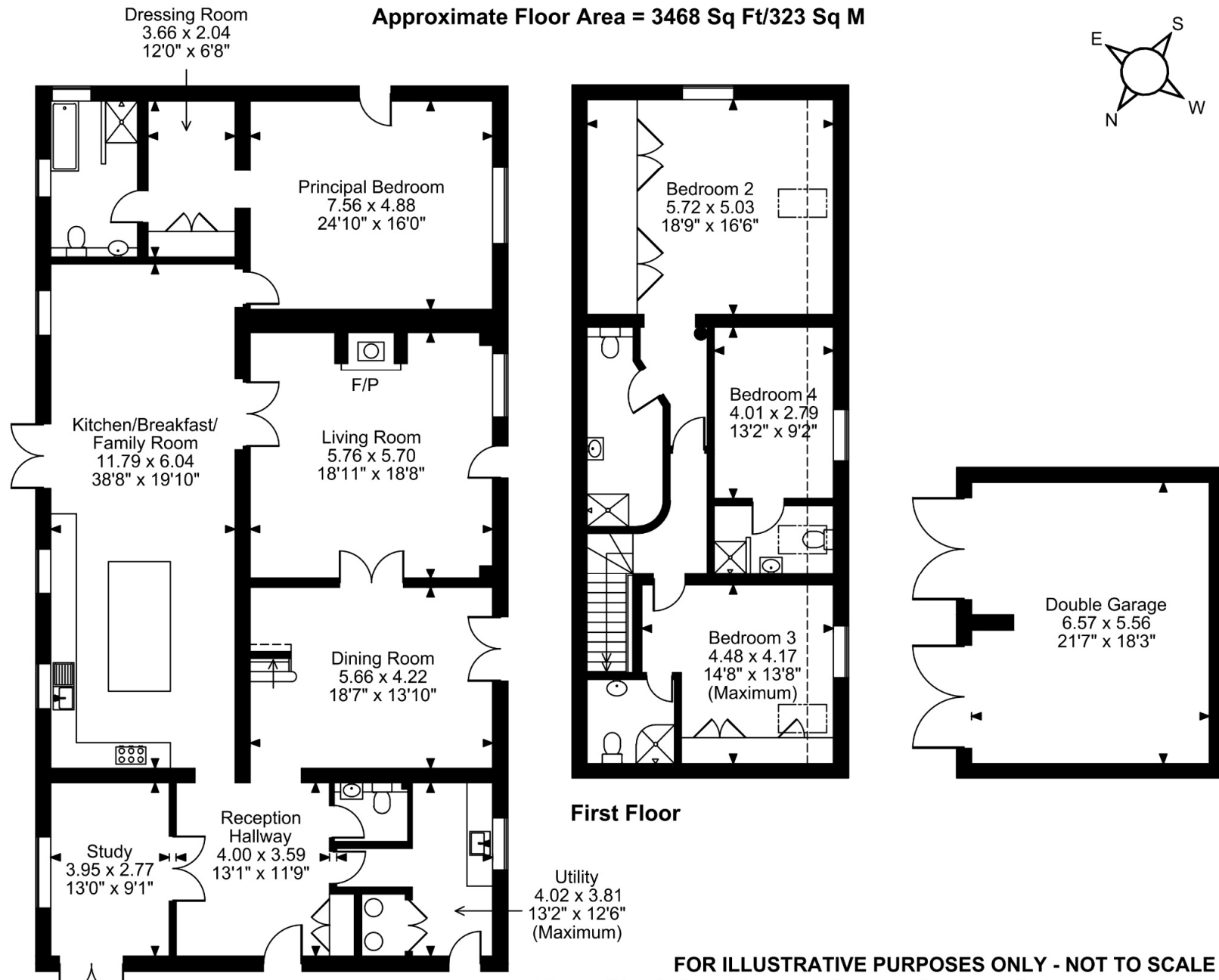
Via Cheshire Lamont Tarporley office.

Directions

What3words: affirming.parting.stay

From Tarporley, proceed South down the A49 towards Whitchurch for approximately 9 miles passing the Cholmondeley Arms Gastro Pub. Having past the Cholmondeley Arms, continue for a further 1.2 miles and turn left at the Bickley crossroads into Snab Lane, signposted Marbury. Take the first turning left into Common Lane and the driveway to Commonsides Barn will be found after a quarter of a mile on the left hand side.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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