



**CHESHIRE
LAMONT**

“The Bothy”, Coole Lane, Austerson, Near Nantwich CW5 8AB

A quite superb character barn conversion within a select courtyard setting situated nearby to Nantwich providing delightfully appointed accommodation of significant appeal and benefiting from lovely aspects and attractive south facing gardens and views. Viewing highly recommended.

- A superb and highly appealing barn conversion
- Standing within a small select courtyard position
- In delightful surroundings and countryside just South of historic Nantwich
- Presented and appointed throughout to a very high standard
- Incorporating considerable character and appeal
- Two storey vaulted and galleried reception/dining hall, fully appointed and spacious dining kitchen
- Lounge with feature fireplace, attractive south facing aspects over private gardens
- Vaulted master bedroom with Juliet balcony and en-suite, bedroom two with en-suite, bedroom three, family bathroom with jacuzzi bath
- Within a lovely location upon a grassed and cobbled courtyard with generous parking provisions
- Delightful established specimen gardens with garden buildings

Agents Remarks

The Bothy is just one of just five architecturally appealing barns set around a courtyard with a central groomed lawned area and mature trees with cobbled paths and walkways and benefits from extensive parking facilities.

Property Details

A delightful approach leads to a courtyard within the complex and benefits from an ornamental garden area, cobble and block paved approach and a brick arched stone step ascends to a high quality, handsome uPVC double glazed composite door within full height double glazed surround leading to:

Glorious Galleried Reception/Dining Hall 20' 4" max x 15' 6" (6.21m max x 4.73m)

A stunning entrance to the property with a high two storey vaulted galleried reception area, attractive pine spindle staircase ascending to first floor with pine spindle gallery, ceiling beams and purlins, large feature fireplace with recessed stone hearth within sandstone surround and mantel over, radiator, double glazed window to west elevation,



central heating thermostat, under stairs cupboard and sectional glazed double doors lead to:

Lounge 17' 1" x 16' 11" (5.21m x 5.15m)

A delightful reception room with ceiling beams, purlins, fireplace incorporating a recessed stone hearth with cast iron log burner and exposed Cheshire brick breast, double glazed window to side elevation, double radiator, television aerial point, radiator within panel and full width uPVC double glazed sliding doors to south facing rear gardens.

From the Reception/Dining Hall a stable door leads to:

Glorious Open Plan Family Dining Kitchen 17' 1" x 18' 4" (5.21m x 5.60m)

Beautifully appointed with a superb range of stunning high quality base and wall mounted units, attractive working surfaces, integrated dishwasher, integrated double electric ovens, integrated, five ring ceramic induction hob with Blaupunkt extractor hood, contemporary wall mounted radiators, uPVC double glazed windows to east and west elevations, uPVC double glazed composite door to courtyard with full height uPVC double glazed windows to either side and attractive ceramic tiled floor.

Delightful First Floor Galleried Landing

With vaulted ceiling incorporating a wealth of expose beams and purlins, double radiator, full height uPVC double glazed window overlooking courtyard and a panel door leads to:

Principal Bedroom 17' 1" x 15' 7" (5.21m x 4.75m)

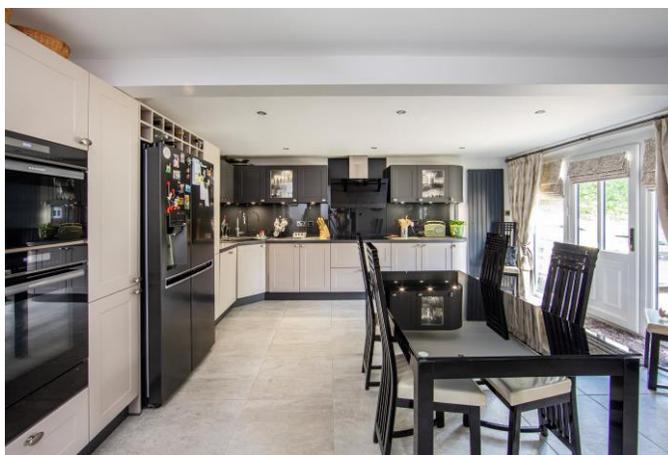
Commanding outstanding views over south facing Cheshire countryside via full height arched double glazed window incorporating sliding double glazed doors to Juliet balcony and overlooking rear gardens, lovely chimney breast with recessed stone hearth within attractive brick and sandstone surround and with pine mantel over, double radiators and a panel door leads to:

En-Suite Shower Room

With enclosed shower cubicle, fully tiled walls, tiled floor, WC, vanity wash basin upon plinth with cupboards beneath, recessed ceiling lighting and fitted mirror light.

Bedroom Two 12' 9" x 18' 4" max (3.89m x 5.60m max)

With uPVC double glazed windows overlooking courtyard, vaulted ceiling incorporating exposed King truss, double radiator, panel door to Linen Cupboard incorporating shelving, built-in wardrobe and a panel door leads to:



En-Suite Shower Room

With a large walk-in shower cubicle, enamel wash basin with cupboards above and beneath, WC, chrome towel radiator, uPVC double glazed window, tiled floor, part tiled walls and recessed ceiling lighting.

Bathroom

With a corner fitted jacuzzi bath, sensory lights, vanity wash basin upon stand with cupboards beneath, tiled floor, chrome towel radiator, part tiled walls, exposed beam and purlin, extractor fan and uPVC double glazed window to west elevation.

Bedroom Three 8' 4" x 11' 5" (2.55m x 3.47m)

With radiator, partially vaulted ceiling incorporating exposed beam and purlin, uPVC double glazed window to west elevation and fitted wardrobes.

Externally

Delightful enclosed South facing private gardens extend to the rear of the property and benefit from a large York stone paved patio entertaining area, sheltered by high brick walling and a long ornamental lawn bordered by well stocked flower beds and borders leads to an area where there is a professional greenhouse (subject to separate negotiation) and a large timber garden cabin which is divided into two parts with light and power. The garden further benefits from access from the roadway and from extensive parking within the courtyard.

Tenure - Freehold.

Services

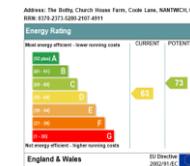
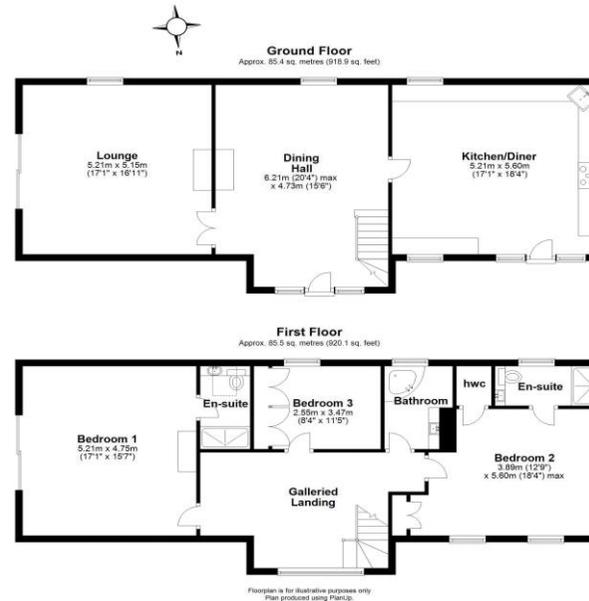
Oil fired central heating, mains water, electricity, private drainage and electric charging point. The property is fully alarmed with a contract in place (not tested by Cheshire Lamont Limited).

Viewings

Strictly by appointment only via Cheshire Lamont Limited.

Directions

Proceed out of Nantwich along Wellington Road and turn right onto Park Rd/A530. Continue to follow A530 and turn left onto Coole Lane where the entrance to the complex is on the left hand side.



IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

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