



2 Lane End Court, Chorlton Lane, Chorlton CW2 5RS

**CHESHIRE
LAMONT**



A highly impressive and most individual impeccably appointed superior barn conversion, appointed throughout to the very highest of standards affording a wealth of character and appealing features with well arrayed and appointed accommodation over three floors with outstanding rural aspects in a superb peaceful location in delightful countryside providing a range of superior features and of considerable appeal.

- Commanding delightful rural views in a most peaceful location in delightful surroundings
- A most impressive, impeccably appointed superior barn conversion
- Affording significant appeal and highly attractive individual features
- Fitted and appointed throughout to the very highest of standards
- Providing a wealth of spacious and well arrayed reception and bedroom accommodation over three floors
- With reception hall, fully appointed kitchen, dining room, living room, family/garden room, study/bedroom four, bathroom with WC
- Principle bedroom suite with dressing room and luxurious shower room, bedroom two and en-suite
- Lovely select courtyard situation with lawned garden, single garaging and outstanding rural aspects and surroundings
- Delightful galleried second floor landing and bedroom
- Internal viewing highly recommended

Agents Remarks

This most impressive and highly individual, superior barn conversion stands within a delightful rural position with outstanding views over open countryside upon a small, select courtyard in a very highly regarded desirable location within Chorlton, nearby to the villages of Betley, Hough and Wybunbury, nearby to Wychwood Park and village and conveniently situated for easy access to junction 16 of the M6 motorway, Crewe mainline railway station at nearby Crewe, highly regarded junior schooling within the local villages and is only a short



distance away from the historic market town of Nantwich. Nearby Nantwich is a charming and historic market town in South Cheshire countryside providing a wealth of period buildings, independent boutique shops, cafes, bars and restaurants with highly regarded Junior and Senior schooling, sporting and leisure pursuits and nearby to the M6 Motorway at Junction 16 and Crewe mainline Railway Station.

Property Details

Overall No. 2 Lane End Court is an outstanding barn conversion, impeccably arrayed and appointed throughout to the very highest of standards in a delightful rural position and we recommend an early internal inspection.

Entrance Hall 17' 11" x 17' 1" (5.46m x 5.20m)

A large spacious L shaped Reception Hall with high quality oak flooring throughout. Built in cloaks cupboard incorporating shelving, radiator.

Breakfast Kitchen 17' 1" x 12' 10" (5.20m x 3.91m)

Superbly appointed and arrayed kitchen fully equipped with superior appliances. Delightfully appointed throughout with the most attractive range of base and wall mounted units comprising of cupboards and drawers. Plate racks and display shelving, integrated wine racks. Recessed chimney breast incorporating attractive tiling surround and Range. Central island with butchers block working surfaces with cupboards beneath. Integrated appliances and Belfast sink. Slate tiled flooring. Recessed ceiling lighting and windows to three elevations with a doorway leading to Rear Hall:-

Rear Entrance

With tiled flooring, door to outside, built in cupboard incorporating Worcester central heating boiler.

From the hallway stairs ascend to the first floor and doorway leads to Living Room:-

Living Room 17' 6" x 12' 3" (5.33m x 3.73m)

With the most impressive full height Cheshire brick chimney breast incorporating fireplace with raised brick hearth. High quality Oak flooring throughout. Ceiling beam. Windows to front elevation and open access to Family Room/Snug.

Formal Dining Room 11' 9" x 9' 9" (3.58m x 2.97m)

A most attractive room with lovely aspects. Oak flooring. Two windows to front elevation. Partially vaulted ceiling incorporating beam.

Family Room / Snug 13' 8" x 10' 6" (4.16m x 3.20m)

Most useful room with delightful aspects over fields to the rear and providing superb potential for further expansion and a variety of



usages. With oak flooring exposed ceiling beams, partially vaulted ceiling incorporating Velux window.

Bathroom / WC 7' 6" x 7' 3" (2.28m x 2.21m)

With "Victoria & Albert" double ended bath, pedestal wash hand basin, low level wc. Fully tiled walls, tiled flooring, expulsion fan, recessed lighting, wall light point/ shaver point, radiator.

Bedroom Four 11' 9" x 7' 5" (3.58m x 2.26m)

Partially vaulted ceiling. Window providing pleasant aspects. High quality oak flooring. Double glazed window.

First Floor Landing

An attractive landing with stairs ascending to second floor and doorway to Master Bedroom:-

Master Bedroom 22' 6" x 10' 3" (6.85m x 3.12m)

A delightful principal bedroom suite with dressing room and a luxurious En-Suite shower room with windows providing lovely aspects and light.

Dressing Room 7' 6" x 7' 1" (2.28m x 2.16m)

Recessed ceiling spotlights. Velux window. Eaves storage cupboards. Fitted wardrobes. Doorway to:-

Luxury En-Suite Shower Room 19' 7" x 10' 6" (5.96m x 3.20m)

Attractively appointed with a superb suite. Large walk-in shower cubicle with screen door. Twin wash hand basins with vanity cupboards beneath. WC. Velux roof light. Ceramic tiled floor. Part tiled walling.

Bedroom Two 13' 8" x 12' 7" (4.16m x 3.83m)

With feature port hole double glazed window. Ceiling light. Radiator. Built in cupboard and wardrobe.

En-Suite Shower Room 6' 2" x 4' 7" (1.88m x 1.40m)

Attractively appointed with a lovely suite incorporating a walk-in shower cubicle with sliding doors. Recessed ceiling spot light. Two Velux roof lights. Radiator.

Second Floor Galleried Landing / Study Area 13' 6" x 11' 7" (4.11m x 3.53m)

Stairs ascend to second floor and forms the most intriguing and useful element of the house suitable for a variety of purposes with a large galleried landing area. Velux roof lights

Bedroom Three 11' 7" x 10' 5" (3.53m x 3.17m)

With Velux windows built in cupboard.



Exterior

The property stands in a delightful private courtyard setting and benefits from a delightful approach and surroundings and an entrance drive provides excellent car park facilities and leads to signal garaging to the rear.

Kitchen Garden Plot

To the rear of the garage stands a kitchen garden plot, delightfully arrayed with a pebbled walkway and raised vegetable and herb bed with central raised bed and outstanding aspects over the fields to the rear.

Services

We are informed that mains electric and water services are connected. Oil fired central heating. (Not tested by Cheshire Lamont)

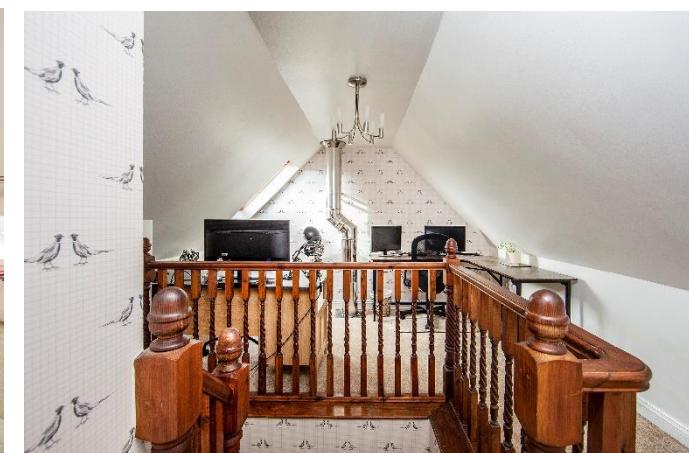
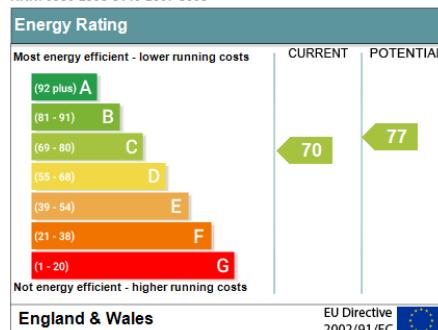
Viewings

Strictly by appointment only via Cheshire Lamont Limited.

Directions

From our office in Hospital Street, Nantwich, proceed towards the roundabout, take exit for London Road, through the traffic lights up to Cheerbrook roundabout and take 4th exit towards Shavington. Proceed along Newcastle Road through the village of Hough, over the railway bridge towards the A500. Turn right into Chorlton Lane and right again onto a "no through road". Proceed to Lane End Court where No. 2 will be situated on the left.

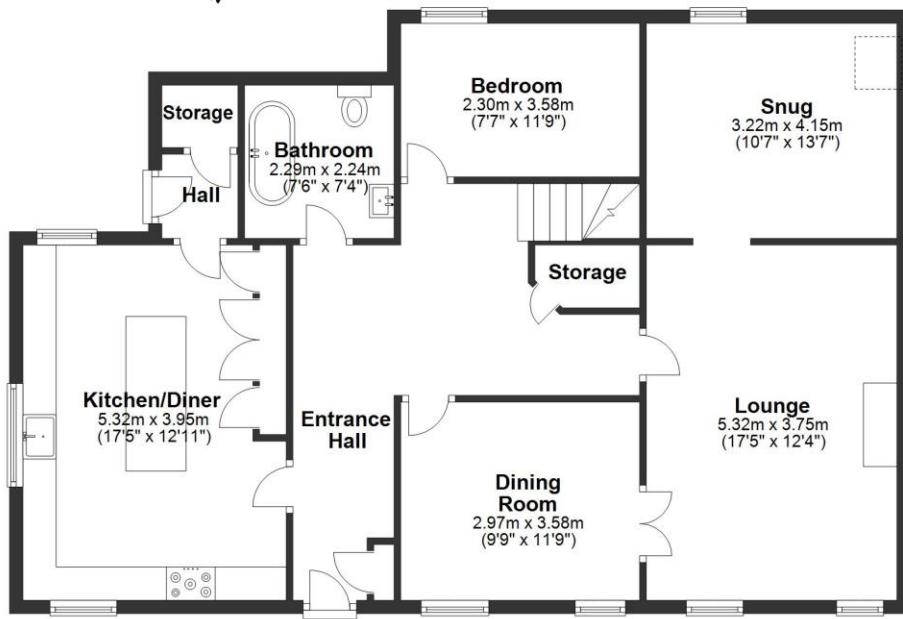
Address: 2 Lane End Court, Chorlton Lane, Chorlton, CREWE, CW2 5...
RRN: 0380-2995-8140-2607-5605





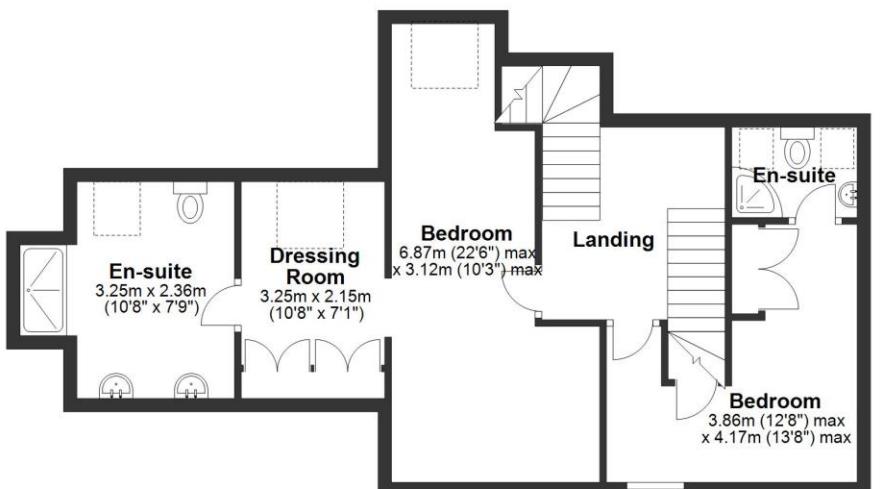
Ground Floor

Approx. 104.2 sq. metres (1121.4 sq. feet)



First Floor

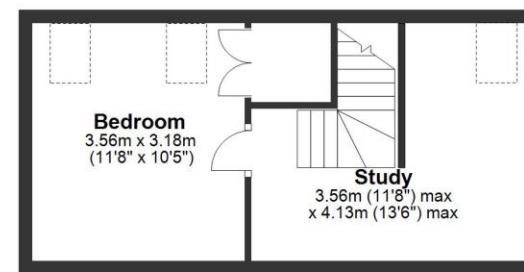
Approx. 59.0 sq. metres (635.3 sq. feet)



Floorplan is for illustrative purposes only
Plan produced using PlanUp.

Second Floor

Approx. 26.1 sq. metres (281.3 sq. feet)





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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