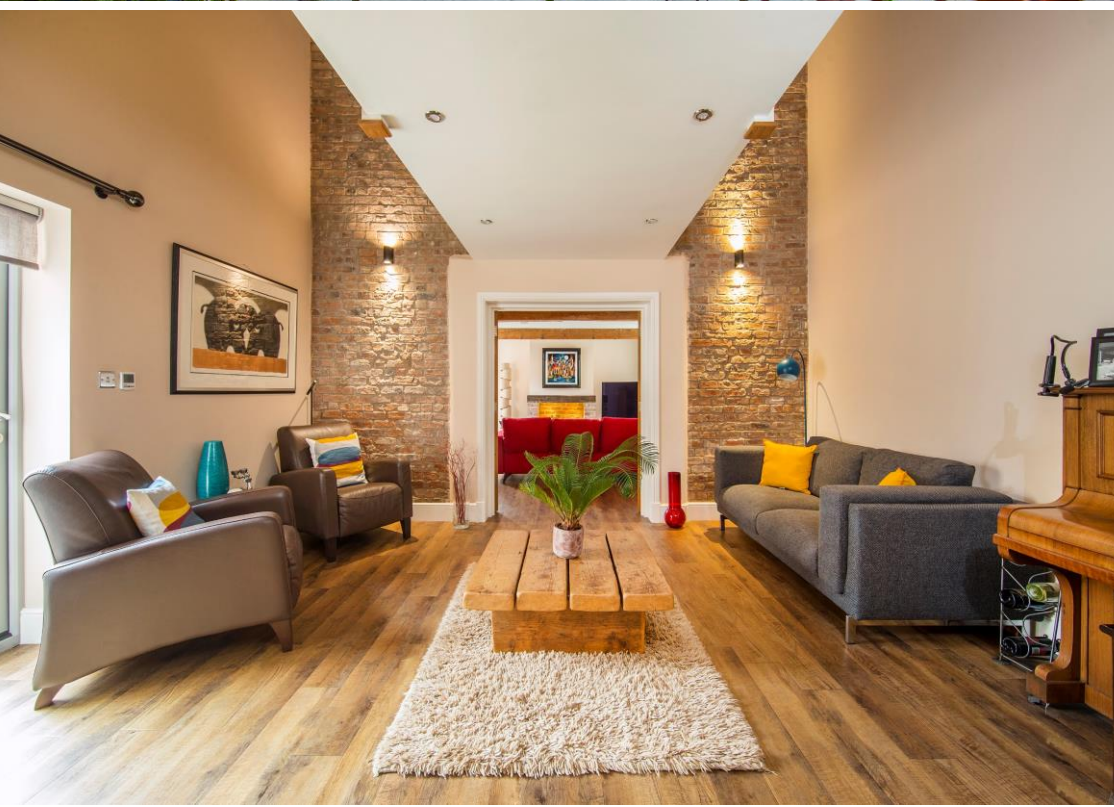




3 Church Farm Barns, Chester Road, Acton, Near Nantwich CW5 8LG

**CHESHIRE
LAMONT**



An exceptional and most spacious Period barn conversion of extraordinary appeal in a small select courtyard setting within Acton affording outstanding versatile accommodation of immense character with a wealth of attractive features. Impeccably appointed throughout with reception hall, cloakroom, large open plan living family dining kitchen, laundry room, study/bedroom four, vaulted two storey sitting room with galleried walkway and lounge. First floor landing, vaulted master bedroom with en suite and en suite dressing room, two further bedrooms and family bathroom. Double garaging, large parking facilities, lawned gardens and two courtyard patios. Viewing highly recommended.

- An exceptional Period barn conversion of the highest calibre
- Affording impressively appointed and arrayed accommodation of significant character
- In a delightful courtyard setting by Acton Church nearby to Nantwich
- Upon a small select development of impressive residences
- Delightfully styled accommodation throughout with a superb range of features
- Large open plan living family dining kitchen, laundry room
- Two storey vaulted sitting room, lounge, study/bedroom four and cloakroom
- Vaulted master bedroom with dressing room and en suite, two further bedrooms and family bathroom
- Double garaging, large driveway with excellent parking, lawned garden area, additional garden and two courtyard patios
- Viewing highly recommended



Agents Remarks

This stunning barn conversion has been sympathetically converted in recent years by renowned specialists to provide outstanding and deceptively spacious accommodation of immense appeal incorporating a wealth of original Period character and impressively appointed to the highest of standards. Situated in a delightful position within the historic village of Acton. The barn enjoys lovely views over Acton Church and is a short distance from Nantwich town. Nantwich is a charming and historic market town in South Cheshire countryside providing a wealth of period buildings, 12th Century church, cobbled streets, independent boutique shops, cafes, bars and restaurants, historic market hall, superb sporting and leisure facilities with an outdoor saltwater pool, riverside walks, lake and nearby canal network with highly regarded Junior and Senior schooling and nearby to the M6 Motorway at Junction 16, Crewe mainline Railway Station and the forthcoming HS2 northern hub.

Property Details

A handsome slate stone path leads to a double glazed panelled door which leads to:

Reception Hall 17' 2" x 11' 4" (5.23m x 3.45m)

A beautifully appointed entrance to the property with high quality Oak plank effect flooring throughout, glazed and Oak railed staircase to first floor, Oak door to under stairs storage cupboard and an Oak door leads to:

Cloakroom 6' 8" x 3' 6" (2.03m x 1.07m)

With wall mounted WC, tiled flooring, wall mounted wash hand basin with mixer tap, recessed ceiling lighting and expulsion fan.

From the Reception Hall an Oak door leads to:

Open Plan Living Family Dining Kitchen 26' 8" x 16' 2" (8.12m x 4.92m)

Impeccably appointed with superb dual aspects to enclosed lawned gardens top the front of the property and to a paved courtyard garden at the rear affording delightful views of Acton Church. The Kitchen is fully equipped with a superb range of high quality shaker style base and wall mounted units beneath granite working surfaces, integrated NEFF double ovens, integrated microwave, integrated pantry cupboard, plumbing for American style fridge freezer, integrated dishwasher, under slung twin bowl sink unit with mixer tap, substantial granite topped central island incorporating NEFF five ring induction hob with chimney canopy over, integrated wine rack, tiled flooring throughout and recessed ceiling lighting. The Dining area enjoys delightful aspects over the courtyard and partially exposed Cheshire brick feature walling.

From the Reception Hall an Oak door leads to:



Laundry Room 7' 2" x 5' 6" (2.18m x 1.68m)

With wall mounted Worcester combination gas fired central heating boiler, tiled flooring and recessed ceiling lighting.

From the Reception Hall Oak double doors lead to:

Glorious Entertaining and Living Room 15' 0" x 15' 11" (4.58m x 4.86m)

With two storey vaulted ceiling incorporating exposed beams, exposed vaulted and arched Cheshire brick walling with a central first floor galleried landing, double glazed door to courtyard, delightfully floored throughout with Oak plank effect flooring and Oak double doors lead to:

Lounge 19' 0" x 15' 11" (5.79m x 4.86m)

Delightfully appointed with double glazed door to courtyard and to cobbled courtyard, central chimney breast with raised tiled hearth insert and exposed Cheshire brick features with mantel over and exposed ceiling beams.

From the Reception Hall an Oak door leads to:

Study/Bedroom Four 8' 6" x 11' 10" (2.6m x 3.61m)

With double glazed window to front elevation, high quality oak plank effect flooring, central heating programmer and an Oak door to deep cupboard.

First Floor Galleried Landing 11' 10" x 6' 0" (3.61m x 1.83m)

A simply sensational and most impressive first floor landing with glazed and Oak railed vaulted galleried landing area enjoying exposed Bishop arched Cheshire brick walling, purlins, beams, radiator and an Oak door leads to:

Principal Bedroom 18' 5" max x 16' 10" (5.62m x 5.12m)

With exposed King truss, port double glazed hayloft window to side elevation, double glazed window to rear elevation, high quality Oak plank effect flooring, radiator and an Oak door leads to:

Dressing Room

With fully fitted wardrobes incorporating railing and shelving.

En Suite

With corner fitted curved screen shower cubicle with tiled enclosure, vanity wash hand basin incorporating cupboards beneath, mirror fronted wall cabinet, WC, chrome towel radiator, half tiled walls, tiled flooring, recessed ceiling lighting and expulsion fan.

From the Landing an Oak door leads to:



Family Bathroom 6' 7" x 6' 0" (2.01m x 1.83m)

With a "P" shaped bath incorporating curved shower screen, tiled enclosure and overhead shower, vanity wash hand basin with cupboards beneath, WC, fitted mirrored cabinet, chrome towel radiator and recessed ceiling lighting.

Bedroom Two 25' 3" x 16' 2" (7.7m x 4.92m)

A delightful room with dual aspect Heritage double glazed Velux windows to North and South elevations, radiator, high quality Oak plank effect flooring, recessed ceiling lighting and two deep double wardrobes with exposed Oak doors.

Bedroom Three 11' 5" max x 15' 4" max (3.48m x 4.68m)

Superb aspects over private gardens and rural countryside beyond via double glazed double doors to Juliet balcony, high partially pitched ceiling incorporating exposed purlins and beams, high quality Oak plank effect flooring, fitted double wardrobe with Oak double doors and radiator.

En Suite

With corner fitted shower cubicle incorporating sliding screen doors, vanity wash hand basin with cupboards beneath, mirror fronted wall cabinet, WC, part tiled walls, tiled flooring, chrome towel radiator and recessed ceiling lighting.

Externally

The property benefits from an enclosed lawned front garden area incorporating flowerbeds and borders and a paved pathway leads to the front door and to seating areas. To the rear the property benefits from an extensively paved courtyard patio with outstanding aspects and overlooking Acton Church. There is also a cobbled courtyard to the East elevation benefiting from morning sunshine. The property is approached from Chester Road and is fronted by a shared gravel approach which leads to a superb parking area and to an Oak framed timber double garage.

Double Timber Garage

With remote controlled twin up and over doors and tiled pitched roof.

NB

The property benefits from underfloor heating to the ground floor and central heating to the first floor.

Tenure

Freehold.

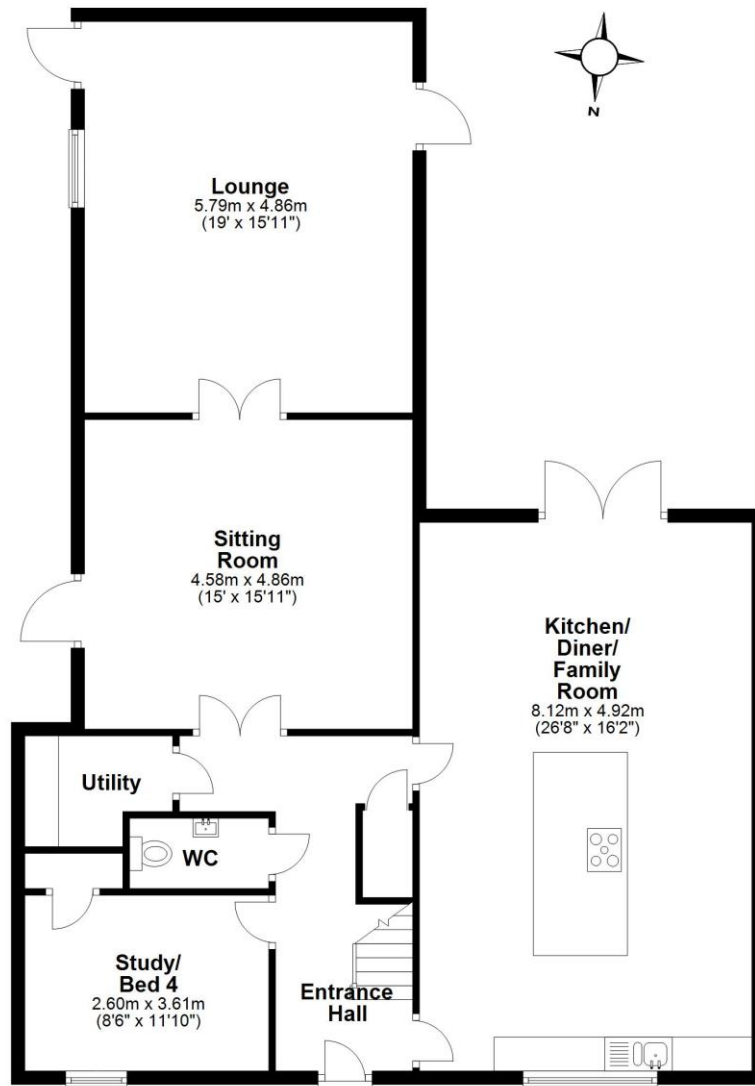
Services

LPG, mains water and electricity (not tested by Cheshire Lamont Limited).



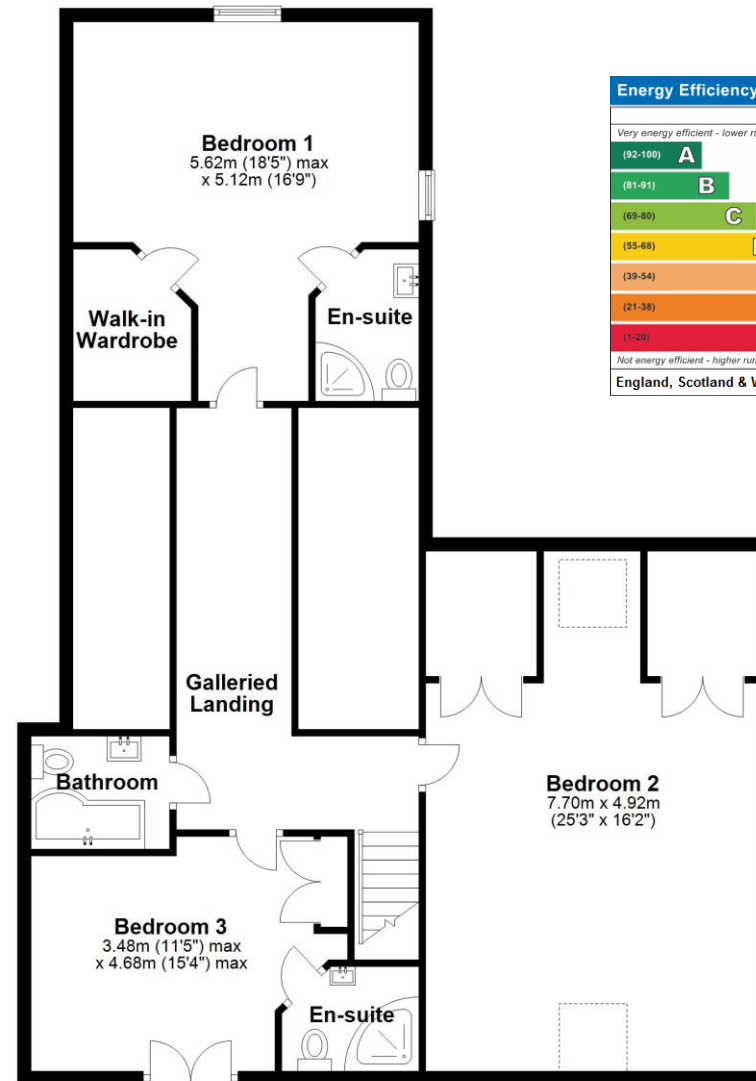
Ground Floor

Approx. 120.6 sq. metres (1297.7 sq. feet)



First Floor

Approx. 121.2 sq. metres (1304.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		96
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Floorplan is for illustrative purposes only
Plan produced using PlanUp.



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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