



1 Bulkeley Grange Barns, Wrexham Road, Bulkeley, Malpas SY14 8BW

CHESHIRE
LAMONT

A simply magnificently situated end mews barn conversion within a select Grade II listed courtyard position in exceptional surroundings within delightful Cheshire countryside affording outstanding aspects over the Peckforton and Bickerton Hills. Superbly appointed throughout providing three first floor bedrooms, en-suite and bathroom, spacious reception hall, comprehensively appointed family dining kitchen, utility room, lounge, study and cloakroom. Enclosed rear garden adjoining fields, car parking and garaging.

- An outstanding and spacious Grade II end mews property
- Within a stunning and select Grade II listed courtyard position
- Within delightful Cheshire countryside in a highly sought after location
- Providing exceptional aspects and views to the Peckforton and Bickerton Hills
- Superbly appointed open plan family dining kitchen
- Three first floor vaulted bedrooms, en-suite shower room and family bathroom
- Large reception hall, study/sitting room and cloakroom
- Lounge with feature fireplace and exceptional views to the Hills
- Long shared private gated driveway approach, low maintenance rear garden, car parking and garaging
- Viewing highly recommended

Agents Remarks

Bulkeley Grange Barns stands to the South East of Bulkeley village below Bickerton and Peckforton Hills and offers a wonderful rural setting in the heart of the Cheshire countryside with stunning views. Local amenities are available at the Cholmondeley Estate farm shop alternatively the nearby villages of Bunbury, Tattenhall and Malpas are all within a short drive of the property and offer comprehensive facilities for every day along with pubs/restaurants, with the larger village of Tarporley just 7.7 miles away offering further facilities. All these villages provide highly regarded primary schools along with Bickerton (2 miles) with the larger towns of Nantwich (8 miles) and Whitchurch (10 miles) offering national supermarket outlets with Chester City Centre (13 miles).



Property Details

A delightful long approach leads through glorious countryside to an electrically operated pillared double gateway which leads to a tarmac drive and to a driveway which continues to a large central courtyard affording lovely far reaching views over open countryside. A gravel driveway leads to a path with a cobble edged lawn at the front of the property incorporating an ornamental tree and a York stone step ascends to a wide period sectional glazed panel door allowing access to:

Reception Hall 17' 7" x 6' 7" (5.36m x 2.00m)

A beautiful entrance to the property with a returned staircase to first floor, high veiling incorporating recessed ceiling lighting, tiled floor with mat recess, an Oak panel door to deep under stairs cupboard, central heating thermostat and an Oak panel door leads to:

Study 6' 2" x 9' 3" (1.88m x 2.83m)

With a uPVC double glazed window to front elevation incorporating fitted plantation shutters and high ceiling incorporating recessed ceiling lighting.

From the Reception Hall an Oak panel door leads to:

Utility Boot Room 6' 1" x 9' 3" (1.86m x 2.83m)

With a base unit incorporating single drainer sink unit with mixer tap, wall mounted Worcester LPG gas fired central heating boiler, plumbing for washing machine, tiled floor, double glazed window and an Oak panel door leads to:

Cloakroom

With WC, pedestal wash basin, porcelain tiled floor, deep low level cupboard incorporating manifolds for underfloor heating, high ceiling incorporating recessed ceiling lighting and extractor fan.

From the Reception Hall an Oak panel door leads to:

Family Dining Kitchen 14' 7" x 15' 8" (4.45m x 4.78m)

A beautifully appointed room with lovely aspects over the courtyard via an arched double glazed window to front elevation incorporating fitted plantation shutters, high ceiling incorporating recessed ceiling lighting, porcelain tiled floor, a superb range of high quality shaker style units comprising cupboards and drawers, kitchen range with filter canopy over, Oak working surfaces, integrated Belfast sink with mixer tap over, integrated dishwasher, central dining island with shelving, cupboards and wine fridge beneath, integrated wine cooler and double Oak doors lead to:

Lounge 14' 7" x 15' 8" (4.45m x 4.78m)

A superb reception room with outstanding aspects over the Bickerton Hills via full width double glazed windows incorporating a central double glazed door providing lovely aspects over enclosed rear gardens, large half exposed Cheshire brick fireplace incorporating a log burning stove upon a recessed hearth, partially vaulted ceiling, recessed ceiling lighting and partially exposed Cheshire brickwork.

From the Reception Hall a staircase ascends to:

First Floor Landing

With radiator, high ceiling incorporating recessed ceiling lighting, Oak door to fitted linen cupboard, exposed beams and an Oak panel door leads to:



Bathroom 6' 8" x 7' 3" (2.02m x 2.21m)

With a panel bath incorporating shower over, wash basin, WC, tiled floor, part tiled wall and high ceiling incorporating exposed beam.

Master Bedroom 12' 8" x 10' 7" max (3.87m x 3.23m max)

With high ceiling incorporating exposed beam and recessed ceiling, hayloft window to gable elevation incorporating a double glazed window providing outstanding views over open countryside, radiator and an Oak panel door leads to:

En-Suite Shower Room

With a large walk-in shower cubicle incorporating sliding screen door and shower over, tiled floor, WC, wash basin, Oak plinth, extractor fan and high ceiling incorporating exposed beam and recessed ceiling lighting.

Bedroom Two 17' 7" x 10' 8" (5.36m x 3.26m max)

With high ceiling incorporating recessed ceiling lighting, exposed beams and purlins, three Velux windows to rear elevation, fitted wardrobes and double glazed window to front elevation incorporating fitted plantation shutters and radiator.

Bedroom Three 6' 9" x 9' 9" (2.07m x 2.96m)

With double glazed window to courtyard elevation, radiator and exposed beam and purlins.

Externally

The property benefits from an exposed Cheshire brick walled courtyard garden, high fencing and neat hedging incorporating a hard landscaped garden area with an ornamental pond. The garden borders open fields and enjoy extensive countryside views over the Peckforton and Bickerton Hills. Car parking and garaging.

Garage

The property benefits from an oversized garage with a garage door to the front and with a personal door at the rear. There is a bin storage area to the rear of the garage.

Tenure

Freehold.

Services

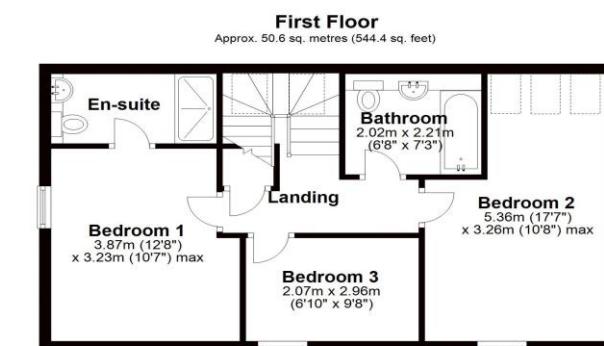
LPG, mains water and electricity, underfloor heating to ground floor, private waste management system (not tested by Cheshire Lamont Limited).

Directions

Proceed out of Nantwich along Welsh Row towards Wrexham and through the villages of Burland and Faddiley. Turn right along the A51 and left onto Wrexham Road. Continue for approximately 1.3 miles and the impressive entrance to this select development is situated on the left hand side just prior to Bulkeley Village.



Ground Floor
Approx. 72.0 sq. metres (775.2 sq. feet)



Floorplan is for illustrative purposes only
Plan produced using PlanUp.

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