



No. 1 Lower Farm Barns, Burleydam SY13 4AT

CHESHIRE
LAMONT



A stunning contemporary styled five bedroom barn conversion of the highest calibre upon a small select prestigious development. It provides outstanding features and aspects appointed to a particularly high specification extending to approximately 3450 sqft over three floors. The property benefits from a private driveway with double garage and hobby room above, secluded gardens to three sides which extend to approximately 0.75 of an acre and provides spectacular uncompromised far reaching views over open countryside. Viewing highly recommended.

- An outstanding contemporary barn conversion of the highest calibre
- Standing in a fine tranquil rural location and providing stunning far reaching views over countryside
- Within private gardens and grounds extending to 0.75 of an acre
- Upon a small select courtyard setting within lovely South Cheshire countryside
- Impressive full glazed elevations to three floors, underfloor heating to ground floor
- Providing delightfully appointed and well arrayed accommodation to 3450 sqft
- Attractive gated approach to a large private driveway, double bay oak framed garage with recreational room over
- Three storey open vaulted galleried hall with oak and glazed staircase
- Fully appointed open plan living family dining kitchen, lounge, study, utility room and cloakroom
- Master bedroom with dressing room and en-suite, bedroom two with en-suite, three further bedrooms, shower room and contemporary family bathroom
- Viewing highly recommended

Agents Remarks

No 1. is one of a small select number of exclusive barn conversions around a courtyard setting within the quaint village of Burleydam and nearby to Audlem, Aston and close to the historic market towns of Whitchurch and Nantwich. A path leads from the courtyard to the renowned Pub and Restaurant "The Combermere Arms". The barns were converted to an exceptional standard by renowned conversion



specialists "Chamberlain Developments" and No. 1 benefits from stunning light space and style with full height glazed elevations providing outstanding aspects and views over wonderful Cheshire countryside.

Property Details

A shared tarmac driveway approach leads to attractive gardens with open fields to the side and to a large private gravel drive with a handsome oak framed detached garage (built by Browns of Wen). An Indian stone paved path leads to a double glazed door within a full height gable glazed elevation which allows access to:

Stunning Reception Hall

An impeccably appointed and architecturally impressive triple storey vaulted galleried hallway with oak and glazed staircase, attractive oak effect flooring, exposed Cheshire brick walling, beams, built-in cupboard, recessed ceiling lighting and oak double doors lead to:

Lounge 20' 4" x 13' 5" max (6.19m x 4.10m max)

With lovely aspects over stunning South Cheshire countryside via full height double glazed windows to East and West elevations, double glazed door to outside, Cheshire brick fireplace surround, Cheshire brick walling and recessed ceiling lighting.

From the Reception Hall an oak door leads to:

Study/Office 8' 10" x 9' 2" (2.68m x 2.79m)

With double glazed window to West elevation overlooking gardens and recessed ceiling.

From the Reception Hall an oak door leads to:

Superb Open Plan Living Family Dining Kitchen 20' 4" x 26' 7" (6.19m x 8.09m)

With glorious aspects to three elevations, 5-panel double glazed bi-folding doors to stunning south facing terrace, double glazed windows to two further elevations, double glazed door to outside, superb range of base units, wall mounted glazed display unit, large pantry cupboard with shelving, household cupboard, attractive granite working surfaces, Franke inset single drainer one and a half bowl sink unit with mixer tap and boiling tap, stunning central island incorporating cupboards and drawers beneath, integrated wine cooler, kitchen range, integrated dishwasher, Cheshire brick walling, tiled flooring, recessed ceiling lighting and an oak door leads to:

Utility Room 8' 10" x 5' 8" (2.68m x 1.72m)

With single drainer sink unit with mixer tap, plumbing for washing machine, tall implement cupboard, recessed ceiling lighting, double glazed window providing lovely views and double glazed door to outside.



From the Reception Hall an oak door leads to:

Cloakroom

With WC, vanity wash basin with storage beneath, Cheshire brick walling, tiled flooring and double glazed window.

Stunning First Floor Vaulted Galleried Landing

With oak and glazed staircase ascending to second floor, oak door to linen cupboard incorporating hot water cylinder and shelving, recessed ceiling lighting and an oak door leads to:

Principal Bedroom Suite

Bedroom 20' 4" x 23' 2" max (6.19m x 7.05m max)

Commanding outstanding views over Cheshire and Shropshire countryside via full height glazed gable incorporating double glazed door to Juliet balcony, two further double glazed windows to East and west elevations, two radiators, recessed ceiling lighting and an oak door leads to:

En-Suite Shower Room 6' 10" x 6' 5" (2.09m x 1.96m)

With shower cubicle incorporating rain shower and additional handheld shower attachment, WC, vanity wash basin with storage beneath, tiled flooring, tiled walls, recessed ceiling lighting, double glazed window and extractor fan.

An oak door leads to:

Dressing Room 9' 6" x 6' 5" (2.89m x 1.96m)

With railing and shelving.

From the Landing an oak door leads to:

Contemporary Family Bathroom 6' 10" x 10' 7" (2.09m x 3.23m)

Impeccably appointed with a freestanding eggshell bath incorporating tap stand, shower cubicle incorporating rain shower and additional handheld shower attachment, pedestal wash basin, WC, slate tiled flooring, slate tiled walls, chrome towel radiator, recessed ceiling lighting and double glazed window.

From the Landing an oak door leads to:

Bedroom Two 20' 4" x 11' 9" (6.19m x 3.58m)

With beautiful views to Mow Cop and the Staffordshire Hills in the distance via double glazed windows to East and West elevations, oak doors to built-in wardrobe, two radiators, recessed ceiling lighting and an oak door leads to:

En-Suite Shower Room 6' 7" x 5' 10" (2.00m x 1.77m)

With corner fitted shower cubicle incorporating shower over, WC, vanity wash basin with storage beneath, chrome towel radiator, tiled



flooring, tiled flooring, recessed ceiling lighting and double glazed windows.

From the Landing an oak door leads to:

Bedroom Three 9' 6" x 14' 1" max (2.89m x 4.30m max)

With double glazed windows to West elevation, oak double doors to built-in wardrobe, radiator and recessed ceiling lighting.

Second Floor Landing

Beautiful galleried landing with stunning aspects over the Reception Hall, exposed pine clad ceiling, beams, purlins, oak door to walk-in attic storage room incorporating a wall mounted LPG combination boiler and an oak door leads to:

Bedroom Four 20' 10" x 22' 2" (6.34m x 6.75m)

With double glazed gable to South elevation affording superb views, double glazed windows to East and west elevations, Heritage window to West elevation and radiator.

From the Landing an oak door leads to:

Contemporary Shower Room 9' 7" x 11' 1" (2.93m x 3.39m)

Delightfully appointed with large corner fitted shower incorporating shower over, WC, vanity wash basin with storage beneath, tiled flooring, tiled walls, chrome towel radiator and double glazed window.

From the Landing an oak door leads to:

Bedroom Five 20' 9" x 11' 9" (6.32m x 3.58m)

With velux window to West elevation, double glazed gable windows, exposed beams, purlins and radiator.

Externally

Initially accessed off a shared driveway for the development this leads onto a private gated driveway for the property which provides ample parking and turning space along with giving access to an open fronted oak framed double garage. Due to the property's position on the development the grounds and gardens wrap around the property offering an easterly, southerly and westerly orientation. The gardens are principally laid to lawn, include a natural pond and extend to approximately 0.75 of an acre which includes a natural wildlife area where the current vendors have planted a number of fruit trees including apple and pears. There is also a vegetable garden area which includes three raised beds and a greenhouse adjacent to which to the rear of the garage there is access to a garden implement/tractor mower store. There is a sheltered and secluded south facing patio 6.4m x 4.0m directly accessed via bi-fold doors from the kitchen.



Oak Framed Open Fronted Double Garage

Incorporating two substantial car parking spaces within and a doorway to the rear leads to a superb tool store. A retractable loft ladder ascends to a substantial versatile loft/recreation area with two velux windows to South elevation, light, power, hard flooring and insulated throughout. Double doors to the rear allow access to a large implement store and provides space for a ride-on mower.

Services

LPG gas heating, mains water and electricity. Shared Klargestor private drainage system shared for the development, compliant to 2020 Regulations.

Viewings

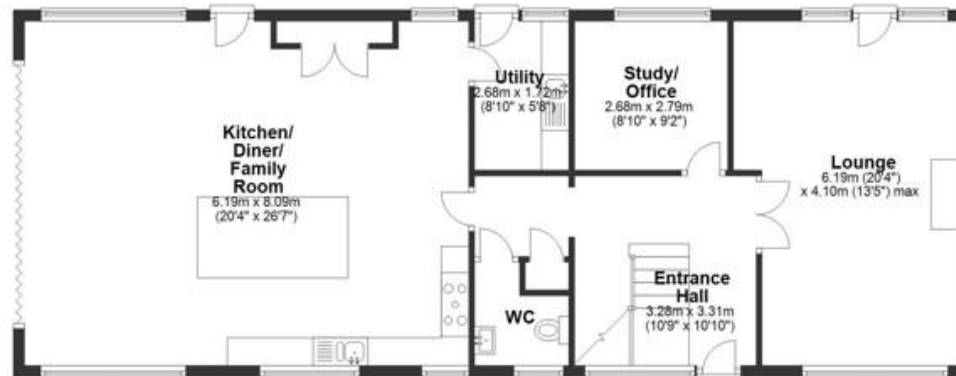
Strictly by appointment only via Cheshire Lamont.

Directions

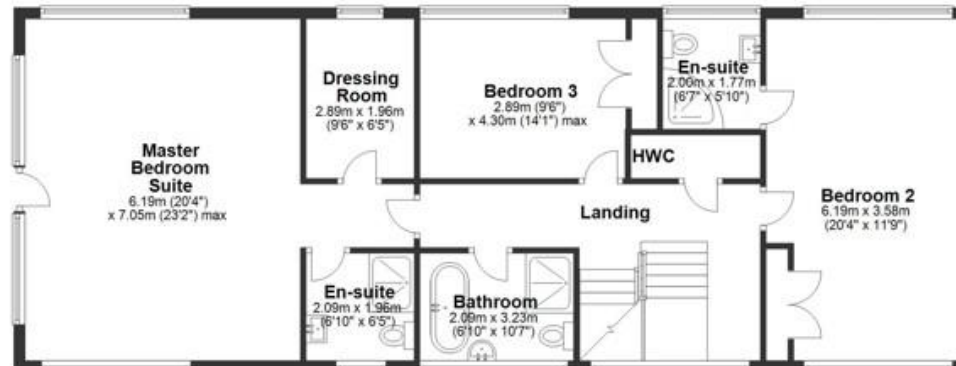
Proceed out of Nantwich towards the historic market town of Whitchurch. Continue through the village of Aston for approximately 1 mile and after passing the entrance for Combermere Abbey on the right hand side, turn left towards Audlem and proceed past the Combermere Arms at Burleydam. Lower Farm Barns are situated on the right hand side.



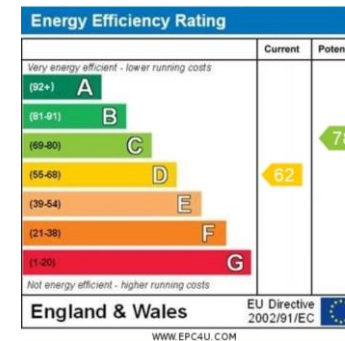
Ground Floor
Approx. 104.8 sq. metres (1128.1 sq. feet)



First Floor
Approx. 106.4 sq. metres (1145.0 sq. feet)



Second Floor
Approx. 106.5 sq. metres (1146.4 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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