



“Duchy Barn”, Crewe Road, Crewe Green CW1 5NR

CHESHIRE  
LAMONT



A superbly appointed four bedroom semi-detached period barn providing delightfully arrayed accommodation incorporating significant character standing within generous established gardens in a most convenient and prominent position. Viewing recommended. NO CHAIN.

- A delightfully appointed semi-detached period barn of inherent character
- In a prominent and very convenient location
- Four bedrooms, bathroom and en-suite
- Lounge, sitting room, kitchen utility room and cloakroom
- Within large established gardens to side and rear
- With superb potential for detached garaging if required
- Incorporating original beams, stone flooring and large Cheshire brick fireplace
- Newly fitted carpets, attractively appointed bathroom and Oak kitchen
- NO CHAIN – early completion available

#### Agents Remarks

Duchy Barn stands in a fine position on the periphery of Haslington Village and Crewe town. The barn has been recently enhanced to a high standard and stands within delightful established gardens and grounds. The property is ideally situated to Crewe mainline railway station and the M6 motorway. Cheshire Lamont highly recommends an early viewing.

#### Property Details

A hardwood panel door leads to:

#### Reception Hall

With exposed ceiling beams, returned staircase ascending to galleried landing, stone flooring and an exposed pine panel door leads to:

#### Living Room 17' 11" x 13' 6" (5.46m x 4.11m)

With pine plank flooring, large Cheshire brick fireplace with recessed raised hearth and stone base incorporating a cast iron wood burning stove, sectional double glazed windows to front and side elevations, sectional glazed door to rear overlooking gardens, exposed ceiling beams, recessed ceiling lighting and radiator.

From the Reception Hall a pine panel door leads to:





**Study/Sitting Room 8' 5" x 8' 6" (2.56m x 2.58m)**

With exposed ceiling beams, full height sectional double glazed exposed pine window to front elevation, recessed ceiling lighting and radiator.

From the Reception Hall a pine panel door leads to:

**Kitchen 11' 1" x 8' 2" (3.39m x 2.48m)**

With Oak fronted base and wall mounted units, granite working surfaces, stainless steel kitchen range with filter canopy over, part tiled walls, Belfast sink with mixer tap, sectional double glazed window overlooking rear garden, integrated dishwasher, integrated fridge and freezer, wine rack, stone flooring and a pine panel door leads to:

**Utility Room 8' 9" x 5' 10" (2.66m x 1.78m)**

With Oak fronted base and wall mounted units, plumbing for washing machine, single drainer sink unit with mixer tap, vent for tumble drier, exposed ceiling beams, sectional double glazed window, hardwood door to rear garden, stone flooring, door to deep storage cupboard and a pine panel door leads to:

**Cloakroom 5' 5" x 2' 8" (1.66m x 0.81m)**

With WC, wall mounted wash basin and stone flooring.

**First Floor Galleried Landing**

With access to loft, recessed ceiling lighting and a pine panel door leads to:

**Master Bedroom 13' 0" x 11' 2" (3.97m x 3.41m)**

With a sectional double glazed window to side elevation, radiator and a pine panel door leads to:

**Dressing Room 6' 8" x 5' 8" (2.04m x 1.72m)**

With recessed ceiling lighting, hanging rail and an exposed pine door leads to:

**En-Suite Shower Room 5' 7" x 5' 3" (1.70m x 1.61m)**

With a corner fitted shower cubicle, WC, wash stand incorporating ceramic bowl, antique style column radiator, tiled flooring, tiled walls, recessed ceiling lighting and ceiling mounted extractor fan.

**Bedroom Two 10' 3" x 9' 9" (3.12m x 2.97m)**

With a full height sectional double glazed window to front elevation, radiator and recessed ceiling lighting.

**Bedroom Three 10' 2" x 8' 11" (3.11m x 2.71m)**

With a sectional double glazed window to rear elevation, recessed ceiling lighting and radiator.



#### Bedroom Four 10' 0" x 6' 7" (3.06m x 2.01m)

With a sectional double glazed window to front elevation, radiator and recessed ceiling lighting.

#### Bathroom 9' 0" x 5' 9" (2.75m x 1.74m)

With a freestanding claw and ball roll top slipper bath, pedestal wash basin, WC, antique column radiator, tiled flooring, recessed ceiling lighting and sectional double glazed window.

#### Externally

The property benefits from an attractive position with gardens extending to the side and rear of the property with a large lawned garden area secluded and sheltered by mature trees and hedging in the periphery. A double width entrance drive provides access to a gravel parking area and a gate leads over a path to an extensive patio area at the rear of the barn.

#### Tenure

Freehold.

#### Services

All main services are connected, septic tank drainage (not tested by Cheshire Lamont).

#### Viewings

Strictly by appointment only via Cheshire Lamont.

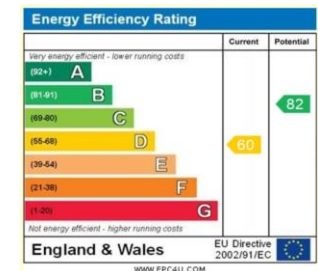
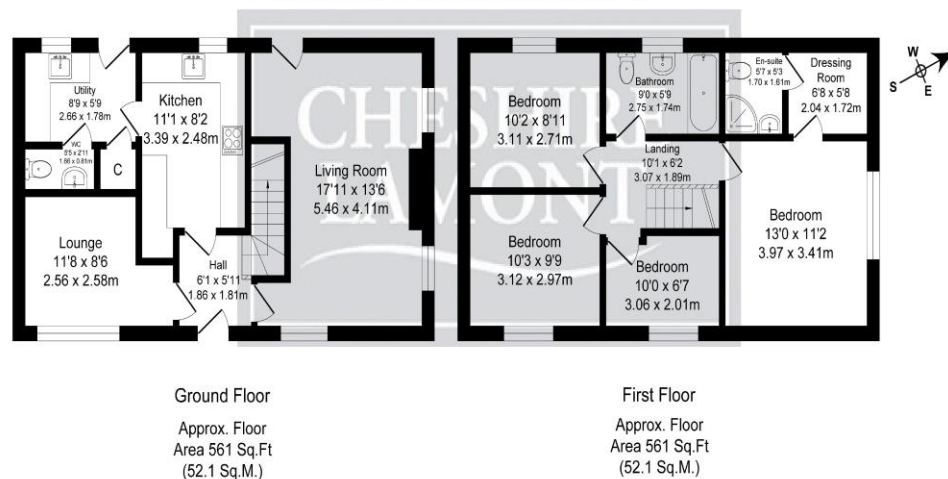
#### Directions

From Nantwich proceed towards the M6 motorway along the A500. Turn left along David Whitby Way and continue along this road and proceed into University Way. At the large roundabout take the fifth exit towards Haslington where Duchy Barn is situated immediately on the right hand side.



### Duchy barn, Crewe Road, Crewe Total Approx. Floor Area 1122 Sq.ft. (104.2 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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