



“Rosehill Barn”, Edleston Hall Lane, Ravensmoor CW5 8PJ

CHESHIRE
LAMONT



A highly appealing barn conversion of exceptional appeal within delightful rural surroundings nearby to Nantwich affording superb spacious extended accommodation of significant character. With enclosed private lawned gardens and extensive terrace, spacious lounge and living area, large fully appointed open plan living family dining kitchen, utility room, wet room and cloakroom. Master bedroom with en suite shower room, three further bedrooms and family bathroom. Viewing highly recommended.

- A highly appealing Period barn conversion of immense charm
- Standing in delightful tranquil rural surroundings
- Situated in a highly sought after location nearby to Nantwich
- Affording lovely accommodation of considerable character
- With large lawned private gardens, rear courtyard and excellent parking facilities
- Impeccably extended and appointed throughout to the highest of standards
- Large principal lounge and living area and fully appointed open plan living family dining kitchen
- Laundry room, wet room and cloakroom
- Master bedroom with en suite, three further bedrooms and family bathroom
- Viewing highly recommended

Agent Remarks

Rosehill Barns stands in a wonderful idyllic rural setting in delightful countryside situated to the West of Nantwich. The barn has been comprehensively and sympathetically extended and enhanced to the highest of standards and provides delightfully appointed arrayed accommodation of significant appeal. Nearby 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. Whatever your interest you'll find plenty to do in Nantwich. There are many visitor attractions within a short distance of the town, including Bridgemere Garden Centre, The Secret Nuclear Bunker, Nantwich Museum and Cholmondeley Castle Gardens. It is also a major centre for canal holidays with several marinas within easy reach on the Shropshire Union and Llangollen canals. Nantwich host a number of festivals through the year including The Nantwich Show and the International Cheese Awards, Nantwich Jazz Festival and the Food Festival.

Property Details

A substantial Indian stone paved patio terrace stands to the front of the property and a tile pitched Cheshire brick porch with a uPVC double glazed composite door leads to:

Entrance Hall

With wall mounted cupboards, uPVC double glazed window to side elevation, tiled floor and a glazed Oak panel door leads to:

Reception Hall

A glorious entrance to the property with a returned staircase ascending to fist floor, uPVC double glazed window to rear elevation, Herringbone wood block effect floor, double radiator, uPVC double glazed window to front elevation and an Oak door leads to:

Cloakroom

With a wall mounted vanity wash hand basin incorporating cupboard beneath, WC, Herringbone wood block effect floor, half height timber panelling and uPVC double glazed window to rear elevation.

From the Reception Hall an Oak door leads to:

Lounge and Living Area 24' 10" max x 19' 10" max (7.57m x 6.05m)

Beautifully appointed with delightful aspects over private gardens extending to the front and to courtyard at the rear, a large Cheshire brick feature fireplace with raised quarry tiled hearth, plinth, mantel over and incorporating recessed breast with wood burning log burner, uPVC double glazed windows with brick arch, uPVC double glazed double patio doors to front patio terrace, uPVC double glazed window, double radiator, two wall light points and open access leads to: Living Area With radiator, uPVC double glazed windows to side elevation, uPVC double glazed doors to courtyard and four wall light points.

From the Reception Hall an Oak door leads to:



Open Plan Living Family Dining Kitchen 24' 10" x 15' 0" max (7.57m x 4.58m)

Impeccably appointed and extended. Kitchen Area Beautifully appointed with shaker style units, large central island beneath granite working surfaces, twin enamel Belfast sink, kitchen range within surround with mantel over incorporating extraction hood, tiled splash back, tiled floor, integrated dishwasher, integrated fridge and freezer, granite up stands, three Velux windows to partially vaulted ceiling, plumbing for American style fridge freezer and integrated wine cabinet. Dining Area Affording lovely aspects over private gardens and terrace via four panel bi-folding doors, feature Cheshire brick walling, wall light points and recessed ceiling lighting.

From the Kitchen Area an oak door leads to:

Laundry/Utility Room 5' 11" x 8' 0" (1.81m x 2.45m)

Beautifully appointed with plumbing for automatic washing machine, tiled floor, sink beneath attractive granite working surface, single drainer sink unit with mixer tap, wall mounted cupboard incorporating Worcester combination gas fired central heating boiler, uPVC double glazed stable door to outside, recessed ceiling lighting and an Oak door leads to:

Shower Room 5' 11" x 4' 9" (1.81m x 1.46m)

With full width fitted shower incorporating full height screen, fully tiled enclosure and shower over, tiled floor and radiator.

First Floor Landing

With uPVC double glazed window to front elevation, access to loft from rear landing, Velux window to rear and an Oak door leads to:

Master Bedroom 12' 0" x 15' 5" max (3.65m x 4.70m)

With dual aspect uPVC double glazed windows, wall mounted air conditioning unit, fitted wardrobes with sliding doors and incorporating railing and shelving, double radiator and an Oak door leads to:

En Suite Shower Room

Delightfully appointed with fitted shower tray incorporating full height screen, tiled enclosure and overhead shower, WC, half tiled walls, vanity wash hand basin, full width fitted cupboard incorporating shelving, recessed ceiling lighting and porthole window.

Bedroom Two 8' 0" x 16' 3" (2.45m x 4.95m)

With uPVC double glazed windows to front elevation, double radiator and full width fitted wardrobes incorporating railing and shelving.

Bedroom Three 11' 10" x 11' 9" max (3.60m x 3.57m)

With uPVC double glazed windows to front and rear elevations and double radiator.



Bedroom Four 8' 5" x 6' 9" (2.56m x 2.06m)

With uPVC double glazed window to rear elevation and radiator.

Bathroom

Superbly appointed with a panelled bath incorporating screen and shower over, vanity wash hand basin with cupboards and drawers, WC, double radiator, tiled floor, half tiled walls, Velux window to rear elevation and recessed ceiling lighting.

Externally

The property benefits from attractive private lawned gardens extending to the front and to the rear stands a superb entrance driveway with parking facilities, rear courtyard patio area, large timber cabin with further patio terrace and a covered bin store.

Services

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

Tenure

Freehold.

Viewings

Strictly by appointment only via Cheshire Lamont Limited.

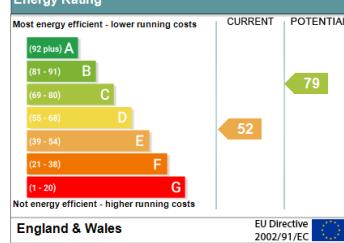
Directions

From Nantwich town centre proceed along Welsh Row and turn left into Marsh Lane. Continue along Marsh Lane towards Ravensmoor and after passing over the small bridge in a dip, turn left along Edleston Hall Lane and the barn is situated from a shared driveway on the left hand side of the lane.



Address: Rosehill Barn, Edleston Hall Lane, Ravensmoor, NANTWICH, CH6 5JL
RRN: 9559-3910-0200-0209-4204

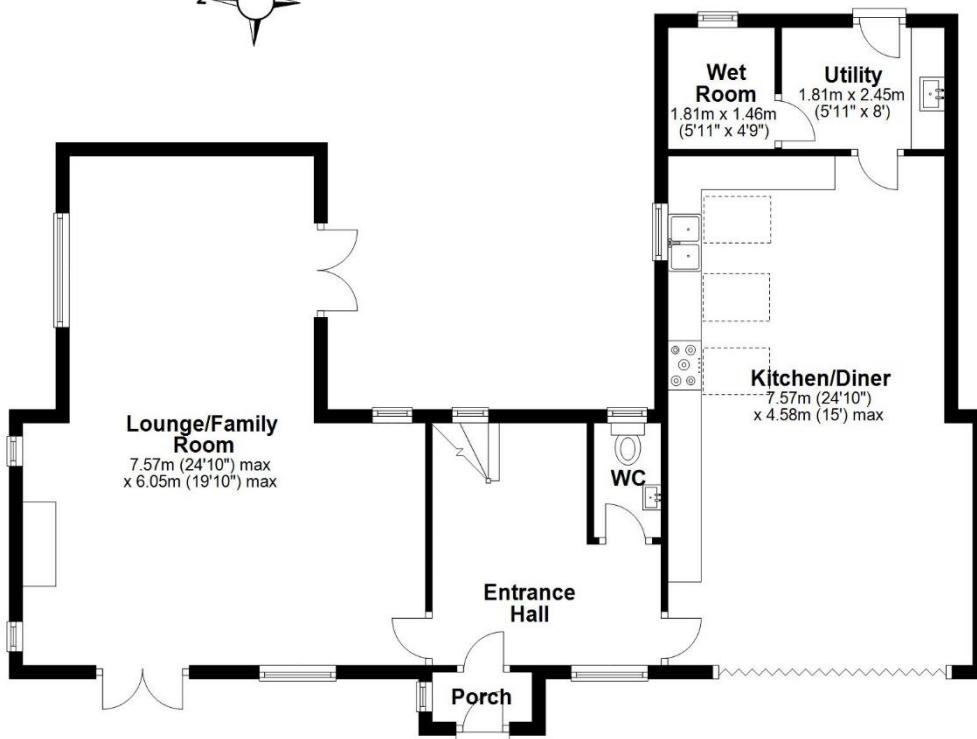
Energy Rating





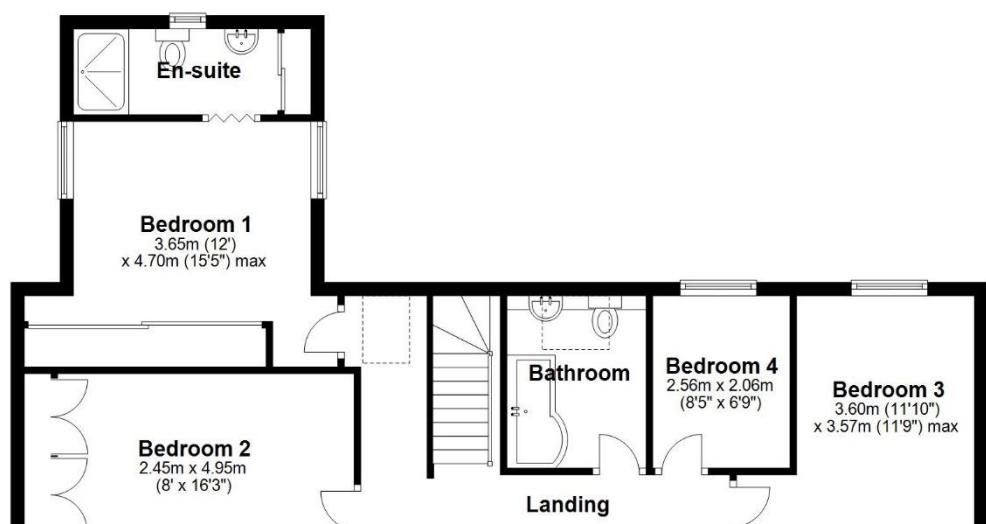
Ground Floor

Approx. 91.3 sq. metres (982.7 sq. feet)



First Floor

Approx. 65.5 sq. metres (704.8 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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