



Woodhey Barn

Woodhey Lane, Faddiley, Nantwich, Cheshire, CW5 8JJ

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A superb opportunity to acquire a fantastic barn conversion and become part of an exclusive development.

- A 5-bed barn conversion, over three levels, with a superb kitchen/living area.
- Finished to a high standard with original features and exposed beams.
- Opportunity to become part of an exclusive rural community.
- Large areas of communal outdoor living space with parking and secured garage space.
- Rural, yet accessible location with excellent access to local amenities and transport links.
- EPC rating C.

Approximate distances (miles):

Cholmondeley 4m | Nantwich 5m | Tarporley 8m | Whitchurch 10m | Crewe 10m | Chester 18m | Manchester 44m | Liverpool 44m



Location

Woodhey Barn is located along Woodhey Lane, only a short distance from the A49 and A534. Its location offers the best of both worlds, being a rural and tranquil setting, yet within easy access to local towns and villages. Local shops can be found in the nearby Cholmondeley and Wrenbury, whilst further amenities are available in the nearby market towns of Nantwich and Whitchurch.

The property is located only a short distance from Cholmondeley, which offers an awarding wining pub and the popular Cholmondeley Castle and Gardens.

In terms of transport links, Woodhey Barn is located less than a mile from the A49, being a main trunk road running through Cheshire. The property is a short distance from the A534 which links Nantwich to Wrexham. Crewe station is also within easy access and offers express trains to London, Liverpool and Manchester.

On the educational front, there are several excellent primary and secondary schools, located in Whitchurch and Nantwich. The property is also located within the catchment area for the popular Bishop Heber High School. Further afield there are both private and comprehensive schools available, including the well know Queens and Kings in Chester and Ellesmere College- all of which are served by local school bus runs.

There are local golf courses at both Whitchurch and Carden Park. The area has plenty of sporting clubs available, including Whitchurch Rugby Club, Malpas Football club and Cholmondeley Cricket and Tennis Clubs. There are also gym and spa facilities in Whitchurch and plenty of well know footpaths in the area.





Description

Woodhey Barn is a semi-detached 5-bed barn conversion and is part of an exclusive development, in a sought-after location. Woodhey Barn offers ideal accommodation for modern, family living.

In summary, the ground floor comprises a large entrance hall, which forms the heart of the property. Off the hallway is a good-sized office, feature dining room and large living/cinema room. There is a utility/boot room, with a range of units and back door leading out to the side of the property.

The cosy living area makes for perfect family living and has a back door leading onto the patio area and garden beyond.

Finally, a large kitchen/living room with a range of ground and wall mounted units, gas hob range, integrated Neff oven and microwave oven, wine cooler and coffee machine. Beyond the centre island is an Aduron multifuel burner, which acts as a superb centrepiece.

The first-floor accommodation includes a master suite with a walk-in wardrobe and smart shower en-suite. The first floor also has two further double bedrooms and a family bathroom with a walk-in shower, bath and double sink units.

The second floor comprises two double bedrooms, both with en-suites.



Outside

To the rear of the property is a patio and garden area, perfect for entertaining and enjoying the evening sun. The property also comes with a secured double garage with a high spec finish. There is a large parking area and far reaching views surrounding the property.

Services

The property is connected to mains water and electricity with a septic tank for waste. The property is heated via an LPG gas combi boiler. The property has full CCTV and security technology, all linked to ADT.

EPC rating C.

Local Authority

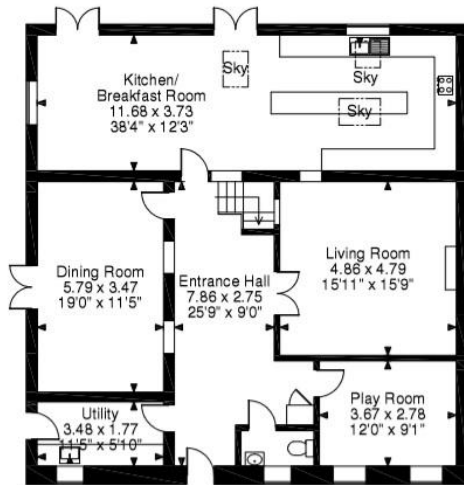
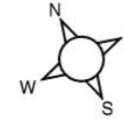
Cheshire East Council: 0300 123 5500

Viewing

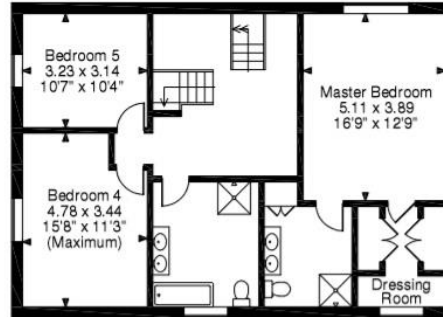
Strictly by appointment with sole agents Jackson Property on 01948 666695 or 01743 709249.



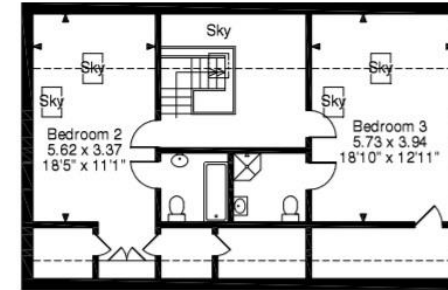
Woodhey Lane, Nantwich
Approximate Gross Internal Area
Main House = 3107 Sq Ft/289 Sq M
Garage Building = 479 Sq Ft/45 Sq M



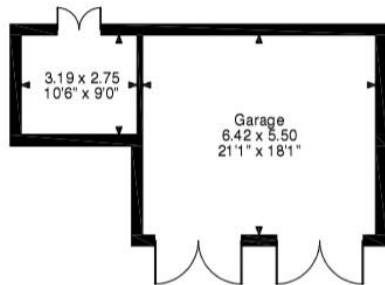
Ground Floor



First Floor



Second Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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