

GRADELEY GREEN BARN

GRADELEY GREEN, NR NANTWICH, CHESHIRE

JACKSON-STOPS

GRADELEY GREEN BARN, HOLLIN GREEN LANE, GRADELEY GREEN, BURLAND, NR NANTWICH, CHESHIRE, CW5 8NN

APPROXIMATE GROSS INTERNAL AREA: 3,904 SQ FT / 362.67 SQ M

AN ATTRACTIVE BARN CONVERSION WHICH HAS BEEN RECENTLY MODERNISED WITH GARAGING & ANCILLARY ACCOMMODATION, OCCUPYING A RURAL, YET ACCESSIBLE LOCATION



GROUND FLOOR

- Dining Hall
- Sitting Room
- Kitchen with Breakfast & Seating Area
- Snug
- Utility
- Downstairs W.C.
- Study
- Boot Room

FIRST FLOOR

- Bedroom 1 with en-suite Bathroom & Dressing Room
- Bedroom 2 with en-suite Bathroom
- Bedroom 3
- Bedroom 4
- Bedroom 5
- Family Bathroom

ANCILLARY ACCOMMODATION

- Sitting & Dining Room
- Kitchen
- Double Bedroom
- Shower Room

OUTSIDE

- Parking & Turning Area
- Double Garage
- Garden Stores
- Patio Garden
- Raised Beds
- Lawned Garden
- Fruit & Specimen Trees
- In all about 1.31 acres (0.53 ha)









LOCATION

Gradeley Green Barn occupies a rural location in South Cheshire, some 4 miles to the west of Nantwich & 19 miles to the southeast of the historic city of Chester. Gradeley Green Barn enjoys a particularly peaceful setting accessed off a quiet country lane, with little through traffic. The tranquil setting is highly sought-after and whilst rural, remains extremely convenient for the surrounding areas of commerce with excellent road and rail links. Gradeley Green itself is a rural hamlet with a collection of period cottages, farmhouses and smallholdings with village hall & playing fields nearby in Brindley.

There are numerous attractive & serviced villages nearby to include Bunbury & Wrenbury which offer all daily services, with train station in Wrenbury. Nantwich is also within equally close proximity, being an historic market town containing many fine period buildings arranged around an attractive square next to the church. The town is fully serviced with a comprehensive range of shops, high street banks, restaurants and supermarkets whilst the county town of Chester is equally well serviced with shopping in the Rows complemented by several out-of-town retail parks to include Broughton Shopping Centre & Cheshire Oaks.

On the recreational front there are several golf courses locally, motor racing at Oulton Park, hunting with the Cheshire's and polo at Little Budworth, Nr Tarporley. For the equestrian enthusiasts there are numerous hacking out routes directly from the property and for racing there are courses nearby at Chester & Bangor-on-Dee. Schooling is well provided for locally with a selection of state primary schools in the surrounding villages and state schools in Tarporley, Nantwich and Malpas. For those seeking private schooling, the property is, again, well placed being within close proximity to Abbeygate College at Saighton, The Grange at Hartford, Ellesmere College and the King's & Queen's in Chester.



DISTANCES

NANTWICH 4 MILES
TARPORLEY 9 MILES
CREWE 9 MILES
CHESTER 19 MILES
LIVERPOOL 43 MILES
MANCHESTER 43 MILES
(DISTANCES APPROXIMATE)

COMMUNICATIONS

The area enjoys good road links with access beyond Chester to the M53 and M56 motorways permitting daily travel to Liverpool and Manchester. To the south the A41 connects with the M54 motorways allowing for each of access to Telford, Wolverhampton and Birmingham. Liverpool and Manchester International Airports are 35 and 34 miles respectively and there is a fast rail link from Crewe Station which is 10 miles distant providing a 1 hr 30 mins inter-city service to London Euston.















DESCRIPTION

Gradeley Green Barn is constructed of Cheshire brick under a red tile roof and for the most part arranged over two floors. The property has been recently modernised and has the benefit of double glazing throughout and whilst modernised, it still retains much of its original character & charm with exposed timbers, exposed trusses, vaulted ceilings & porthole windows, the combination of which now offers a lovely family home.

A decorative oak storm porch opens into a large dining hall which extends the full width of the house with oak boarded floor and dual aspect. To the right of the dining hall is a lovely large sitting room which is a light & airy living space with triple aspect, including a large picture window overlooking the front garden & drive. The sitting room has an attractive Karndean wood effect floor and central feature fireplace with tiled surround and Bronpi woodburning stove built-in. From sitting room, a door opens into the kitchen which is a relatively new addition compared to the original footprint of the house and provides for a light and airy space with vaulted ceiling, exposed timbers & trusses and triple aspect. The first half of the room is the working kitchen which has a range of fitted wall and base units under quartz worksurfaces and has the benefit of a central island with space for breakfast bar/dining table off. Within the kitchen units there is a 1½ bowl stainless steel sink unit with drainer, 5-ring Schott and Ceran induction hob, dual CDA electric ovens, Beko dishwasher and large CDA fridge & freezer unit. At the far end of the room is the seating area, from which there is a set of double French doors onto the patio garden at the front of the house, which allows for a lovely flow when entertaining, particularly in the summer months. To the left of the dining hall is the turned staircase, adjacent to which is a cloakroom/w.c. with low flush w.c. and hand basin. Opposite the cloakroom is a snug which has single aspect and could also be used as a playroom or office. At the end of the hall is the utility room which has laminate floor, bank of fitted

units/cloaks cupboards, fitted base units to two walls. The units have plumbing for washing machine & tumble dryer along with sink unit. Off the utility are two similar sized rooms which are presently used as a study and library but they have the ability to be opened into one room and used as further living space. Also within the utility is a boot room area with bench seat and door to outside.

From the hall the turned the staircase leads to the first-floor landing which runs almost the whole length of the house and from which all bedrooms are accessed. To the very left of the landing is the master bedroom which is a large double room with vaulted ceiling, exposed timber & trusses with an attractive porthole window. Within the master bedroom is an en-suite shower room which has a tiled floor, part tiled walls, low flush w.c., built-in hand basin and glazed shower with Heritage fittings. Adjacent to the shower room is a dressing room with two built-in clothes rails and shelving above. Against the back of the house are 3 similarly sized bedrooms, two of which are capable of being double bedrooms, albeit one used currently as a study, and the fifth bedroom has the benefit of built-in wardrobes and window seat but still provides a large single bedroom. Opposite bedroom 5 is the family bathroom which has tiled floor, part tiled walls, rolltop bath, low flush w.c., hand basin and heated towel rail. At the end of the landing is bedroom 2 which is of similar proportions to the main bedroom with vaulted ceiling, exposed timbers and dual aspect to include another porthole window which has a pleasant aspect over the front garden and across the adjoining countryside. Within bedroom 2 there is an en-suite shower with tiled floor & walls, low flush w.c., built-in hand basin with cupboard below and glazed shower cubicle.


Ancillary Accommodation


Ancillary Accommodation


Ancillary Accommodation





OUTSIDE

From the lane a set of electric double gate open onto to a gravelled drive which is edged with stone sets and extends past the house to a wide parking turning area against the outbuilding. Against the drive there are a series of shrub & flower beds and at the front of the house are particularly attractive cherry tree. To the left of the drive is a large lawned garden edged with evergreen hedging & trees and has the ability to be subdivided and fencing to cater for a horse/pony with field shelter, should that be required. Against the drive there are a series of smaller recently planted saplings and fruit trees to include apple, damson, plum & pear. The principal entertaining area is at the front of the house and off the kitchen and forms an attractive and well-designed patio garden with Indian stone paving throughout, edged with stoned areas and offers a very private space which is orientated to take best advantage of the afternoon and evening sun.

Beyond the house and adjacent to the parking area is the outbuilding which is single storey and constructed of a combination of block & brick with part cladded elevations under a wooden tiled floor. The outbuilding is essentially divided into two parts, the left-hand half being the ancillary accommodation and the right-hand half being a double garage. The garage has two separate manual up-and-over doors and has a concrete base with light & power to the building with fitted workbench to one corner. To the right of the garage there is a well screened bin store which also has an electric car charging point.

ANCILLARY ACCOMMODATION

The ancillary accommodation has been recently converted, having previously been part of a stable block, and is finished to a good specification having been used as additional space compliment the main house. The accommodation has the benefit of double glazing throughout and is heated via electric radiators and accessed off the drive via a set of bi-folding doors which open into the sitting room. The sitting room is part vaulted with exposed beams and has space for dining table. Off the sitting room there is an opening into the kitchenette which has a tiled floor, wall and base units under a wooden top, space for freestanding fridge, Beko electric oven and 2-ring Smeg induction hob along with single bowl sink unit. To the far right of the sitting room a door opens into the bedroom which is a good size double room with fitted wardrobes and shelving to the far wall and adjacent to which is a shower room. The shower room has a tiled floor, tiled shower cubicle, low flush w.c., built-in hand basin with medicine cupboard above and heated towel rail. The building is well suited for ancillary accommodation but also has scope, subject to the necessary consents, to be used as a letting cottage or longer-term rental from which an income could be derived.

PROPERTY INFORMATION

Address: Gradeley Green Barn, Hollin Green Lane, Gradeley Green, Burland, Nr Nantwich, Cheshire, CW5 8NN.

Tenure: The property is freehold with vacant possession.

Services: Mains water and electricity. Private drainage (Treatment Plant). Oil Central Heating. Telephone line and Broadband connection.

Local Authority: Cheshire West & Chester Council - T: 0300 123 8123

Council Tax: Band G - Amount payable for 2026/27 – TBC.

Energy Performance Certificate: Gradeley Green Barn has an EPC rating of C - https://find-energy-certificate.service.gov.uk/energy-certificate/2415-0911-0198-3231-0814

Town & Country Planning: Gradeley Green Barn is not a Listed building nor is it within a Conservation Area.

Fixtures: Unless specifically mentioned in these particulars all contents, fixtures and fittings, garden ornaments, statues, carpets and curtains are specifically excluded from the sale. Certain items may be available by separate negotiation.

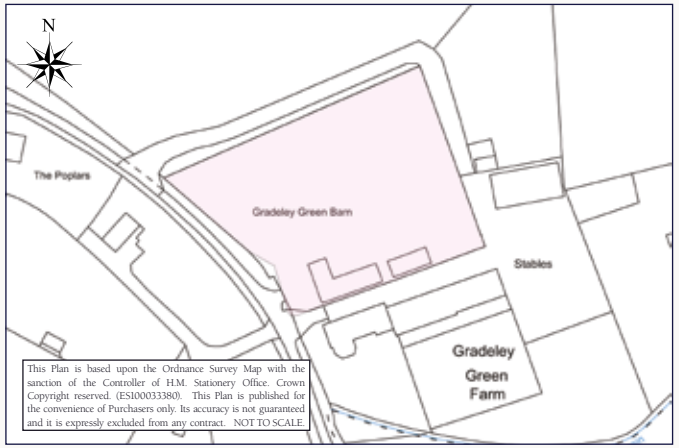
Viewing: Strictly by appointment via the Chester office of Jackson-Stops - T: 01244 328 361.

DIRECTIONS

what3words: ///pinch.scrub.upward

From Nantwich travel west along Welsh Row on the A534 turning left at Acton Church. Continue for ½ a mile turning left into Swanley Lane just before the Windmill, signposted Wrenbury and Swanley. Follow the lane crossing the canal bridge and continue for approximately 1 mile and then turn right on Hollin Green Lane. Continue for a short distance and the drive to Gradeley Green Barn will be seen on your right-hand side.



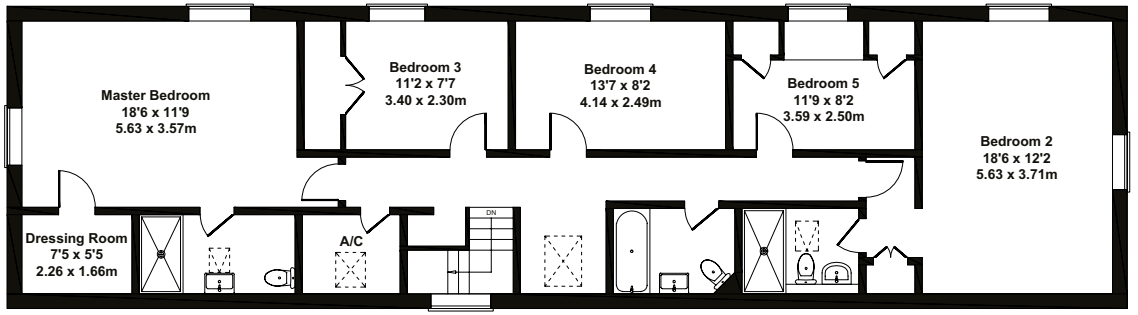




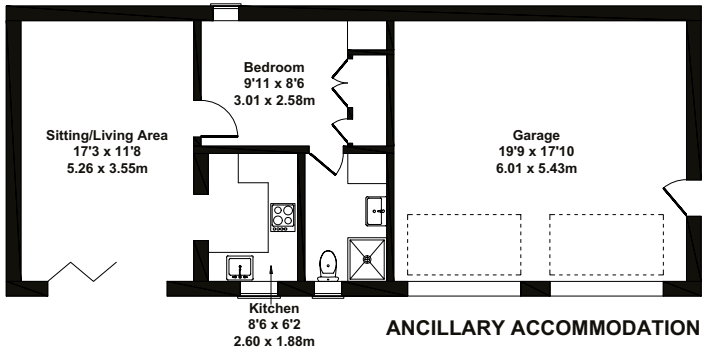
GRADELEY GREEN BARN

APPROXIMATE GROSS INTERNAL AREA:
HOUSE = 3,124 SQ FT / 290.21 SQ M
ANCILLARY ACCOMMODATION = 433 SQ FT / 40.25 SQ M
GARAGE = 347 SQ FT / 32.21 SQ M
TOTAL = 3,904 SQ FT / 362.67 SQ M

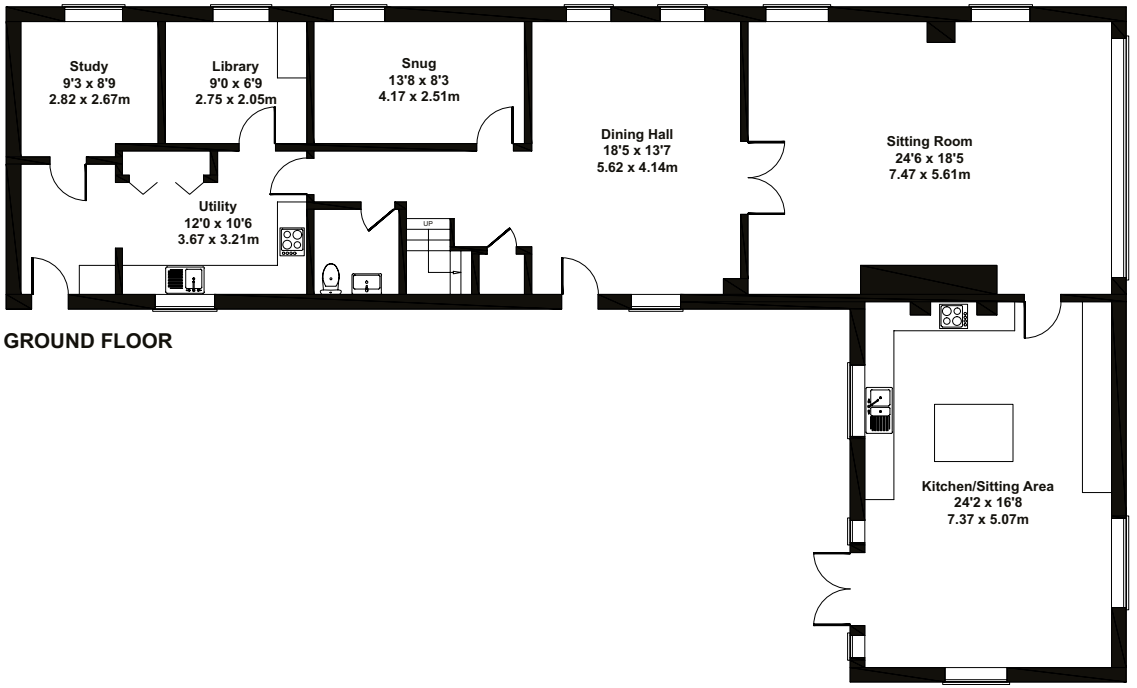
Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



FIRST FLOOR



ANCILLARY ACCOMMODATION



GROUND FLOOR

Important Notice Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Brochure by wordperfectprint.com.



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