



Oak Farm Barn 1, Dorrington Lane, Woore, Crewe, Shropshire, CW3 9RR

£520,000

CLICK ON THE VIRTUAL TOUR LINK TO EXPERIENCE A 3D WALKTHROUGH OF THIS AMAZING HOME! Looking for the "wow factor"? Ready to live in a home that makes you the envy of all your friends and family? Then read on! Part of a small development of just three barns, this four bedroom Grade II listed barn conversion has been tastefully renovated to make the most of every inch of space offering a modern lifestyle within the walls of a stunning building. The developers have tastefully kept magnificent features such as the expose brick walls and beams to the ceilings along with making the most of the surrounding views with Juliette balcony looking out over open fields from the master bedroom. Upon entering the property the double height ceiling of the reception hall allows natural light to spill in. The modern kitchen and breakfast space opens out into the rear garden with ample space for dining and separate utility room. The ground floor of this superb barn conversion is finished with two further reception rooms in a lounge and snug along with a ground floor WC. Up on the first floor the galleried landing presents to you the four double bedrooms with en suite to the master bedroom, Jack and Jill bathroom between bedrooms three and four and bedroom two having access to the family bathroom. All bathrooms are fitted with Villeroy and Boch fittings and the kitchen benefits from having all modern day appliances and solid worktops. This barn conversion is stunning! Call us today to arrange your viewing.



ACCOMMODATION

Location

Set within the Parish of Woore the hamlet is set between the villages of Loggerheads and Woore on the boundary with the county's of Cheshire, Shropshire and Staffordshire. The local village of Woore It provides a range of local amenities including Post Office/general store, bakers, two public houses and a church whilst larger towns sit near by in Nantwich (9 miles) and Market Drayton (6 miles) both providing more extensive shopping facilities. The larger centres of Crewe (approx 10 miles) and Stoke on Trent (approx 12 miles) have intercity railway stations with the M6 motorway being joined at junctions 14, 15 & 16, giving access to the national motorway network.

Ground Floor

Reception Hall 20' 7" x 16' 8" (6.27m x 5.08m)

Enter through a fully glazed door with adjacent windows into the vast L-shaped reception hall which gives access to all ground floor rooms and opens up into the kitchen area. Stairs rise up through the double height atrium with exposed beams and exposed brickwork and skylights to the ceiling. The staircase is finished with glazed and oak balustrades.

Kitchen Area 16' 7" x 13' 10" (max) (5.05m x 4.21m (max))

A beautifully appointed kitchen having units to both walls and central island with units and appliances below. Integrated into the units there are two separate ovens and a microwave oven along with a coffee machine, a tall fridge freezer, a wine fridge and a dishwasher. The units are finished with a solid quartz worktop with an induction hob inset into the island with extractor fan above and a stainless steel sink with etched drainer and a mixer tap above. The kitchen area is finished with double doors leading out into the garden, recessed spotlights and polished tiles to the floor with under floor heating. Through a solid oak door is a hallway through to the utility room.

Utility Room 6' 10" x 6' 7" (2.08m x 2.01m)

Fitted with matching units to those used in the kitchen with a light coloured worktop to finish. There is a stainless steel sink and drainer set into the worktop whilst there is space and plumbing for a washing machine and tumble dryer. A door leads through to the boiler room to the rear of the utility room which is finished with recessed spotlights, extractor fan and polished tiles with under floor heating running through from the kitchen.

Snug 14' 9" x 14' 6" (4.49m x 4.42m)

This is a bright and spacious room with windows to both the front and rear. The room is neutrally decorated with a high quality carpet to the floor and recessed spotlights to the ceiling.

Guest WC 9' 2" x 6' 2" (2.79m x 1.88m)

The guest WC is fitted with a Villeroy and Boch suite including a low level flush WC and a floating vanity wash hand basin with mixer tap above and drawers below. The room benefits from having exposed beams and brickwork to the walls and polished tiles running through from the reception hall. There are recessed spotlights to the ceiling and an extractor fan.

Lounge 19' 10" x 17' 1" (6.04m x 5.20m)

This is a bright and airy lounge which is fully glazed to one wall and has a fully glazed door. There is an exposed brick fireplace with beam mantle providing space for a log burner, exposed beams and exposed brickwork to the walls. The room is finished with carpet to the floor, recessed spotlights to the ceiling, under floor heating and television connection points.

First Floor

First Floor Landing

The landing is galleried with exposed bricks and beams to the walls and skylights to the ceiling. With glazed balustrades providing views down into the reception hall and kitchen area.

Master Bedroom 17' 7" x 10' 0" (5.36m x 3.05m)

The master bedroom benefits from having a Juliet balcony with views out over the surrounding Staffordshire/Shropshire border countryside. There are exposed beams to both the walls and ceiling along with spotlights and ceiling lighting, carpet to the floor and a radiator. The room benefits from having skylights to the ceiling. A solid oak door leads through to the en-suite.

En-suite 9' 6" x 6' 8" (2.89m x 2.03m)

A spacious en-suite shower room fitted with a Villeroy and Boch suite including a low level flush WC and floating vanity wash hand basin with mixer tap above and vanity drawers below. There is also a corner glazed shower unit with sliding glazed doors and a thermostatic mixer shower and rainfall showerhead. The room benefits from having a chrome heated towel rail, polished tiles to the floor and splash areas, exposed beams, recessed spotlights, an extractor fan and a skylight to the ceiling.

Bathroom 9' 3" x 3' 5" (2.82m x 1.04m)

The bathroom is fitted with a P-shaped Villeroy and Boch bath with a mixer tap above and thermostatic rainfall shower above; a floating Villeroy and Boch wash hand basin with mixer tap above and vanity drawers below and a low level flush WC. The room is finished with polished tiles to the floor and splash areas, chrome heated towel rail, recessed spotlights to the ceiling and an extractor fan.

Bedroom Two 13' 8" x 9' 4" (4.16m x 2.84m)

A spacious double bedroom with skylights to the ceiling, exposed beams, high quality carpet to the floor, radiator, ceiling lighting and a television connection point.



Bedroom Three 16' 7" x 13' 10" (5.05m x 4.21m)

This excellent double bedroom has exposed bricks to two walls, skylights and a port hole window to one wall. The room is neutrally decorated with carpet to the floor and finished with spotlighting to the ceiling, television connection point and a radiator. A door leads through to the Jack and Jill bathroom.

Jack and Jill Bathroom 10' 3" x 7' 2" (3.12m x 2.18m)

This beautifully appointed room benefits from a freestanding claw footed bath tub with mixer tap above, a low level flush WC and a floating vanity wall unit with drawer below. There is exposed brickwork and beam to the wall and ceiling whilst the room is finished with wooden panelling, tiled splashback and polished tile flooring, recessed spotlights to the ceiling, chrome heated towel rail and an extractor fan. There is also a skylight to the ceiling.

Bedroom Four 14' 11" x 14' 6" (4.54m x 4.42m)

A final fourth double bedroom with exposed A-frame to the ceiling. There are skylights to both the front and rear aspects along with a port hole window. The room is neutrally decorated with a high quality carpet to the floor and finished with a television connection point, radiators, spotlights and ceiling lighting.

Exterior

There is a cobbled courtyard area to the front of the property with garden area to the rear being mainly laid to lawn with paved pathway leading to the rear doors. There is a large gravelled parking area and timber built garage with storage area to the rear.

Directions from Nantwich

From Nantwich proceed south along the A51 towards Stone, after passing Bridgemere Garden World proceed into the village of Woore, proceed for about 1/2 mile, turn right at Islands Cross (signed Eccleshall and Dorrington), proceed for 300 yards, turn right into Dorrington Lane and the entrance to Oak Farm Barns will be seen immediately on the left hand side.

Directions from Eccleshall

From our Eccleshall office head west on High Street/B5026 towards Small Lane and continue to follow B5026 to Loggerheads. At the roundabout, take the second exit onto Newcastle Road/A53. At the following roundabout, take the first exit onto Muckleston Road/B5026 and continue to follow the B5026. The property can be found on the right-hand side as indicated by our for sale board.



Viewing

If you would like to arrange an appointment to view this property, or require any further information, please contact the office on 01785 851886.

Floor Plans

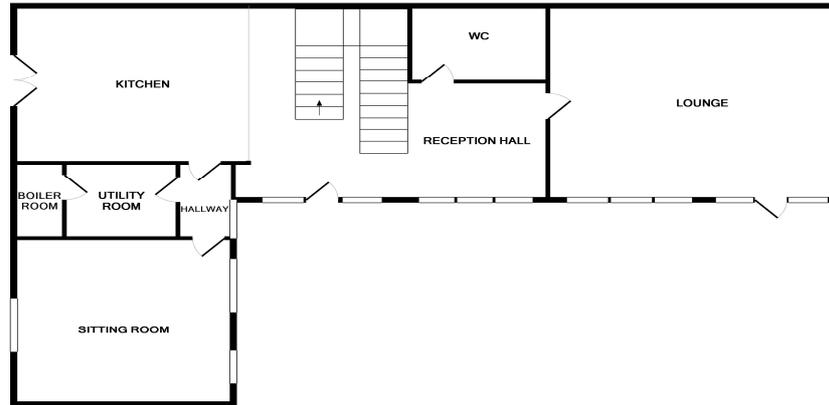
Please note that floor plans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as a true, scaled and precise representation.

Agents' Notes

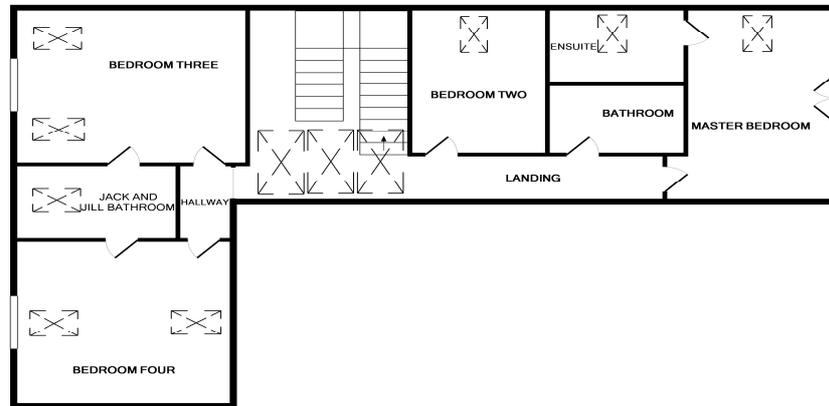
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Referrals

We can recommend excellent local solicitors and mortgage advice as required. At no time are you obliged to use any of our services. We recommend Gent Law Ltd for conveyancing, they are a connected company to James Du Pavey Ltd but their advice remains completely independent and they are an SRA regulated firm of solicitors, they do not pay us a referral fee. We can also recommend other solicitors who pay us a referral fee of £168 inc VAT. For mortgage advice we work with RPUK Ltd, a superb financial advice firm who waive their fee for clients referred by James Du Pavey Estate Agents. RPUK Ltd pay James Du Pavey 40% of the procurement fee paid to the broker by the lender. For any more information regarding this, please contact the office. RPUK Ltd is a trading style of Retirement Planning (UK) Ltd. Authorised and Regulated by the Financial Conduct Authority. Your Home is at risk if you do not keep up repayments on a mortgage or other loans secured on it.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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