



Oak Farm Barn 2, Dorrington Lane, Woore, CW3 9RR

£474,950

Set in a beautiful location with countryside all around and in the process of being converted this Grade II listed building is soon to become a shiny bright new barn conversion spread over two floors. The ground floor will be divided between living and sleeping accommodation with the lounge, kitchen and utility room to one side of the property and three bedrooms with two bathrooms beyond the orangery that will separate the two areas. Up on the first floor will be two further bedrooms with another bathroom in the centre giving everyone ample space within the property. This fantastic opportunity sits on a small development of just three barns and the old farmhouse which is also under construction to be renovated. Outside is a timber built storage area and car port whilst there is a large garden laid to lawn stretching across the property. As this property is still under construction there is room for you to have your say when it comes down to the final detailing so get in quick and start the journey to making this house your home.



ACCOMMODATION

Location

Set within the Parish of Woore the hamlet is set between the villages of Loggerheads and Woore on the boundary with the counties of Cheshire, Shropshire and Staffordshire. The local village of Woore 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.

Kitchen 15' 10" x 9' 5" (4.82m x 2.87m)

A beautifully appointed kitchen with pale grey base, wall and drawer units finished with a marble worktop having a sunken one and a half stainless steel sink with an etched drainer. Inset into the worktop is an induction hob beneath an extractor fan whilst there are numerous appliances integrated including a tall fridge freezer, a wine cooling fridge, dishwasher, two ovens, a microwave and coffee machine. The room is finished with skylights, rear-facing window, exposed beams to the ceiling and exposed brickwork, spotlighting and tiles to the floor.

Dining Room 15' 5" x 5' 5" (4.70m x 1.65m)

A spacious dining room with full width windows to the front aspect and doors leading into the garden. There are recessed spotlights to the ceiling and exposed beams.

Lounge 18' 7" x 14' 8" (5.66m x 4.47m)

A spacious lounge with recessed spotlights to the ceiling and front-facing UPVC double glazed window. Stairs rise up to the first floor whilst there is a characterful fireplace having an oak beam and quarry tiles. The room is finished with recessed spotlights to the ceiling, two television connection points and an under stairs storage cupboard.

First Floor

Landing

The landing is bright and airy with a front-facing port hole window and modern stairs fitted with glazed balustrades. The ceiling is vaulted and has ceiling lighting, spotlighting and exposed beams.

Master Bedroom 15' 6" x 14' 11" (4.72m x 4.54m)

A spacious master bedroom with a Juliet balcony overlooking the surrounding countryside. There is a skylight to the vaulted ceiling along with exposed beams and A-frame. With spotlighting, a radiator and a television connection point.

Bedroom Two 14' 10" x 8' 1" (4.52m x 2.46m)

A second double bedroom with two skylights to the front and rear aspect in the vaulted ceiling having exposed beams and spotlights. There is a radiator and a television connection point.

Bathroom 10' 1" x 5' 11" (3.07m x 1.80m)

The bathroom is partially tiled to the splash areas and floor and will be fitted with a panel bath, pedestal wash hand basin and a low level flush WC. There are recessed spotlights to the ceiling along with an extractor fan and exposed beams.

Bedroom Five 13' 1" x 7' 6" (3.98m x 2.28m)

Bedroom Five benefits from having a vaulted ceiling, exposed beams and spotlighting along with a rear-facing window, under floor heating and two double wardrobes with oak doors.

Bedroom Four 13' 1" x 8' 0" (3.98m x 2.44m)

A further double bedroom with exposed beams to the ceiling and exposed A-frames. There is under floor heating, a large fitted wardrobe with lighting and access to a Juliet en-suite.



Jack and Jill En-suite 9' 3" x 4' 10" (2.82m x 1.47m)

This is a shower room with tiling to the floors with under floor heating and tiled splash area and exposed beams along with an extractor fan and recessed spotlights. There will be a low level flush WC and a wash hand basin fitted.

Bedroom Three 12' 6" x 9' 3" (3.81m x 2.82m)

A further double bedroom with vaulted ceilings having exposed beams and spotlights. There is a rear-facing double glazed window, television connection point and under floor heating.

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 ½ 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

Although we try to ensure accuracy, those details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of James Du Pavey Ltd has any authority to make any representation or warranty in relation to this property.

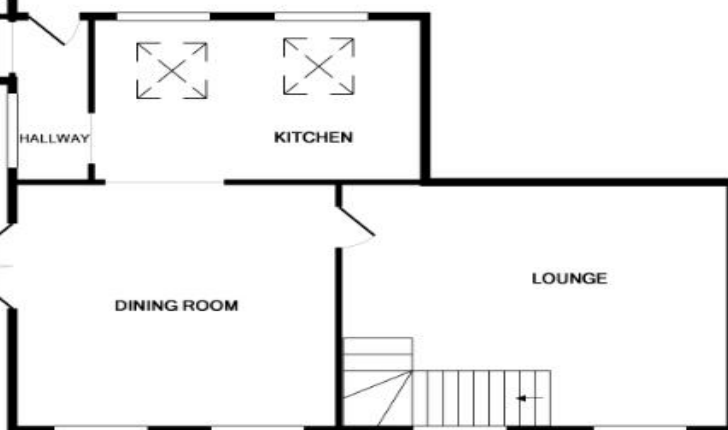
Referrals

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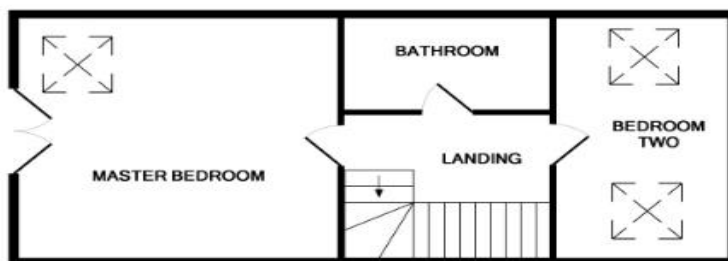


GROUND FLOOR

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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1ST FLOOR



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