



Rowes Ground
Chorley, Nantwich



Rowes Ground

Chorley Green Lane, Chorley,
Nantwich,
CW5 8JR

A unique detached 5-bed barn conversion, with outstanding views and 4.6 acres of land and gardens.

- 5-bedroom barn conversion in a stunning sought-after location, with uninterrupted views and surrounded by the Cholmondeley Estate.
- GF: Kitchen/living room, utility/boot room, study, living room, guest suite with two double bedrooms and one en-suite.
- FF: Master bedroom with fitted wardrobes and en-suite, two further double bedrooms, family shower room, Large open plan living room.
- Double garage with scope for inclusion within the ground floor accommodation.
- Plenty of parking space and excellent gardens
- Well fenced and secure paddocks
- In all about 4.60 acres



DISTANCES (approx. miles)
Cholmondeley 1m | Whitchurch 8m | Malpas 8m
Tarporey 8m | Nantwich 8 m | Chester 18m
Manchester 43m | Liverpool 36 m

Location

Rowes Ground is located along Chorley Green Lane, only a short distance from the A49. 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 villages of Malpas and Bunbury or the market towns of Whitchurch and Nantwich. The property is located a short distance from Cholmondeley, which offers an awarding wining pub and the popular Cholmondeley Castle and Gardens.

In terms of transport links, Rowes Ground is in a quiet location, less than a mile from the A49. The property is also just a short distance from the A41 linking Whitchurch to Chester and beyond to Liverpool. Whitchurch has a well-connected train station linking Shrewsbury to Crewe, where further express trains to London, Liverpool and Manchester are available.

On the educational front, there are a number of primary and secondary schools located in Whitchurch, Nantwich and Malpas. The property being located within the catchment area for the popular Bishop Heber High School (Rated Outstanding). 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 several golf courses locally at Whitchurch, Tarporley 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 gym and spa facilities in Whitchurch and Carden Park and plenty of well know footpaths in the area.





The area is ideal for the equestrian enthusiast, with plenty of hacking along the local country roads to arena and fun ride facilities at the local Marbury Equestrian Centre and Kelsall Hill Equestrian Centre. Southview equestrian centre is only a short distance, which also offers plenty of events and facilities.

Description

This impressive barn conversion has been finished to a high standard, whilst retaining its original features such as exposed beams. The property is built of brick elevations under a slate roof. It offers flexible family living with the potential for annex accommodation.

Rowes Ground is located off Chorley Green Lane, via a gated entrance. There is ample parking and turning areas to the front of the property.

The front door is covered by a large oak framed porch and the entrance leads you into the main hallway. To the right is the kitchen, dining and living area, which includes a range of handmade units and centre island with granite surfaces. The kitchen benefits from a 4-oven oil-fired AGA with 2 hobs and warming surface. The living area is well placed and has double doors onto the patio area. There is also a feature spiral staircase leading to the first floor living room.



Adjoining the hallway is a utility area and WC as well as a study, which also benefits from double doors leading onto the patio.

Past the study is the guest suite. Although completely integrated within the main house, this part can be considered annex accommodation. It comprises a living area and two large double bedrooms, one of which has a shower en-suite.

The first floor boasts 3 double bedrooms, one of which is the master, with the benefit of fitted wardrobes and a large roll-top bath and shower en-suite. There is a further family shower room and a feature living room with a Clearview multifuel burner and fantastic views across Cholmondeley and beyond to Peckforton Hills.

There is a large garage adjoining the property, which also has scope to be incorporated within the existing accommodation.

Outside

Rowes Ground is surrounded by mature gardens and rolling countryside. The land and gardens equate to 4.60 acres which gives plenty of scope for equestrian facilities and/or extra office or storage buildings, subject to any planning permission.

The rear of the property enjoys a south/westerly view and benefits from all day and evening sun, perfect for entertaining.

Services

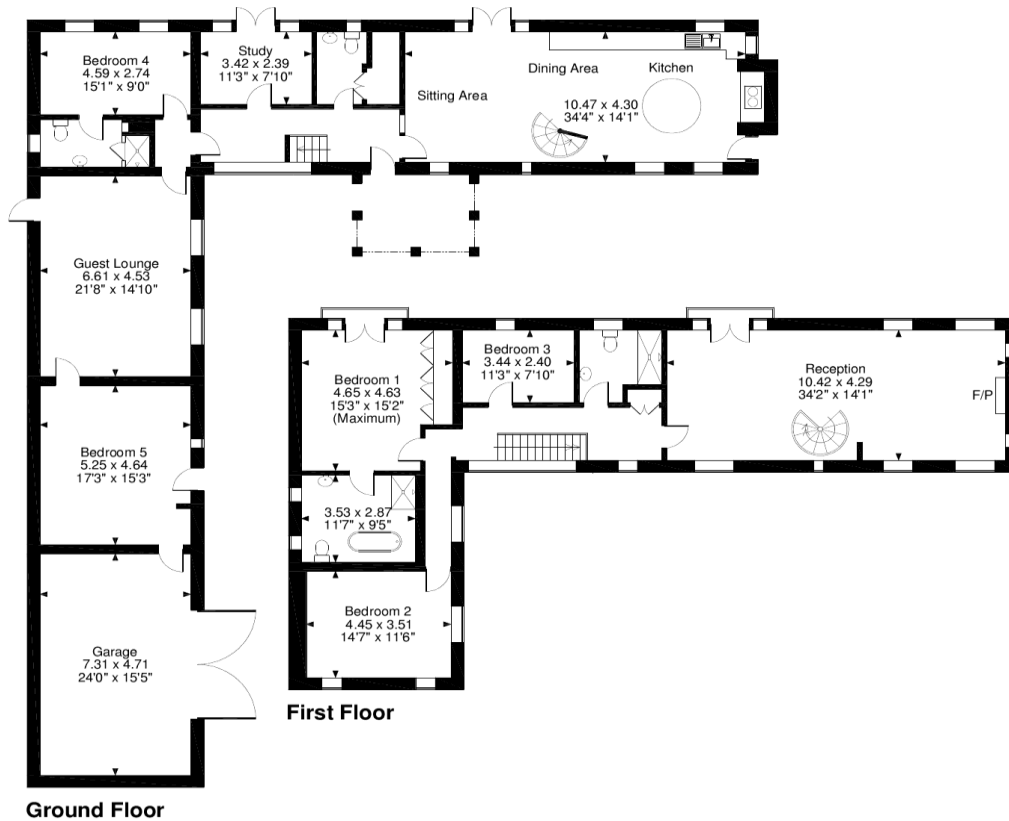
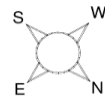
Mains water, electricity, oil fired central heating and private drainage.

Viewing

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

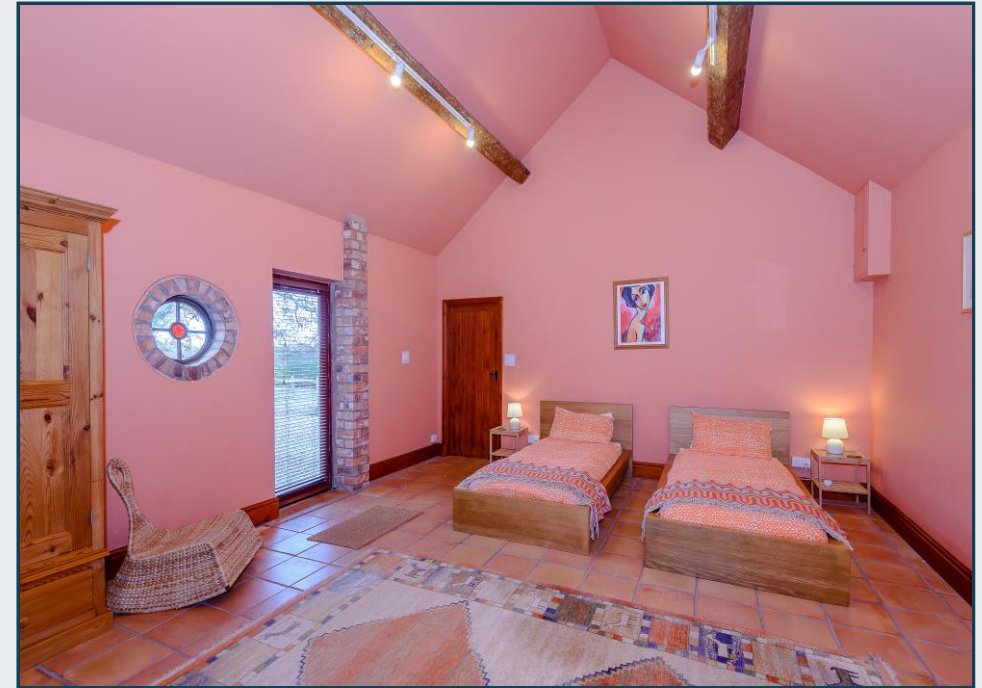


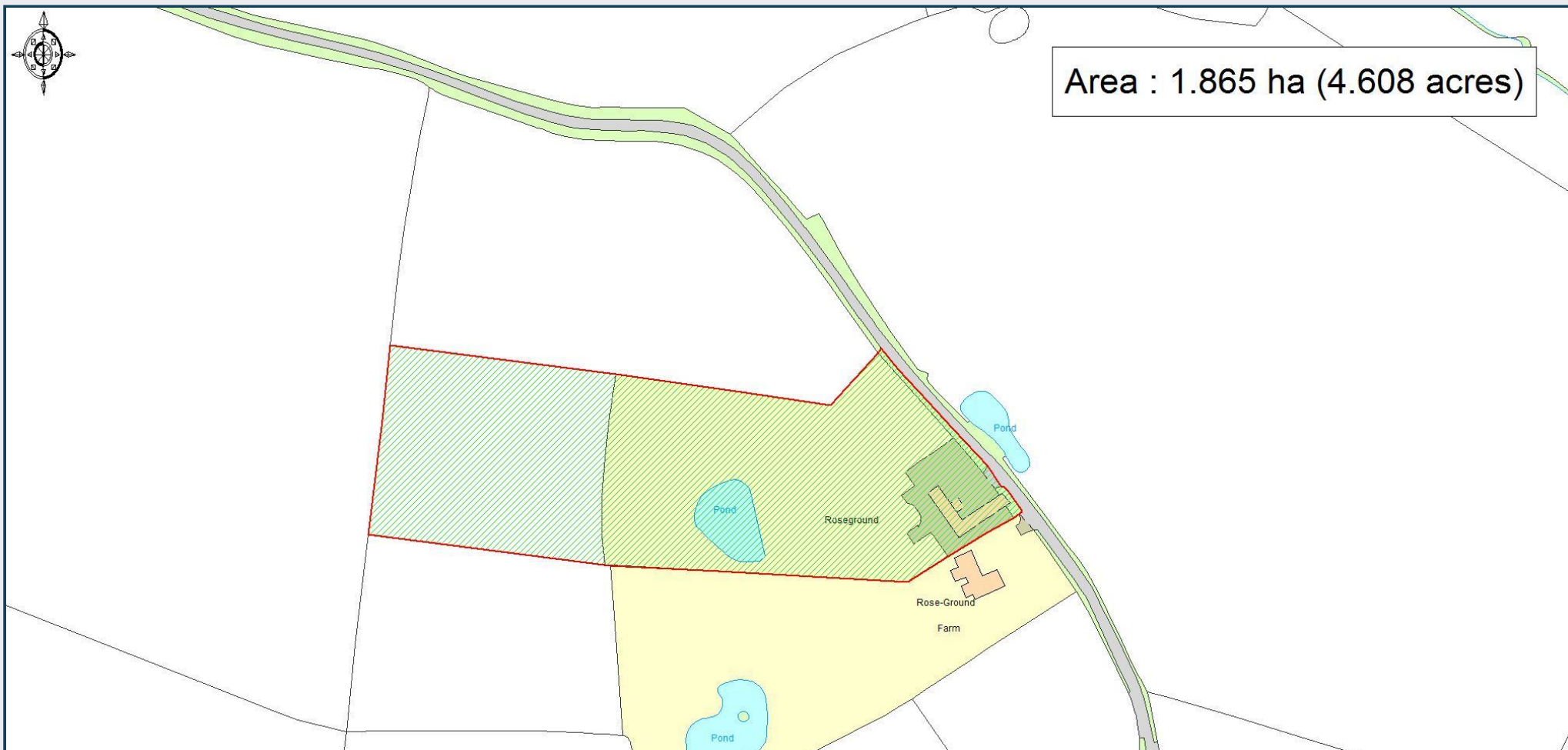
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Approximate Gross Internal Area
Main House = 2,979 Sq Ft/277 Sq M
Garage = 365 Sq Ft/34 Sq M
Total = 3,344 sq ft / 311 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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