



The Cow Shed, 2 Hurst Hall Barns, Marbury, Cheshire

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The Cow Shed

2 Hurst Hall Barns

Marbury, Cheshire

SY13 4LU

A stunning brand new barn conversion offering spacious accommodation with incredible far reaching views across the Cheshire countryside

Whitchurch 5 miles, Nantwich 7 miles, Tarporley 13 miles, Sandbach 18 miles, Chester 21 miles, Shrewsbury 24 miles

Kitchen/dining room | Sitting room | Laundry room | Dual facing wood burner | Cloakroom
4 Bedrooms | Two en suites/wet rooms | Family bathroom | Zoned underfloor heating | Vaulted ceilings | Alarm | Air Source heating | Rainwater Harvesting System | Large driveway | Stunning far reaching views | EPC Rating C

The property

The Cow Shed has been thoughtfully designed to a very high standard and detail, ideal for today's modern living. The property which has accommodation over one floor benefits from modern fixtures and fittings including zoned underfloor heating via air source heat pump, well equipped kitchen/dining room, house alarm, stylish bathroom and en suites/wet rooms.

Approached by a covered part timber clad entrance porch and oversized glazed front door the welcoming entrance hall with vaulted ceiling and attractive tiled flooring leads to all principal rooms. The sitting room and kitchen/dining room is separated from the entrance hall by a feature floor to ceiling glazed wall and door which takes advantage of the stunning far reaching views. The well-equipped kitchen area with tiled flooring and vaulted ceiling offers a wide range of wall and floor units and quartz work surfaces. There is a large central island

with further cupboard and drawer units and quartz work top which incorporates a breakfast bar, induction hob and Bosch wine cooler. The additional modern appliances consist of a Bosch oven and microwave, upright Bosch fridge and freezer and dishwasher. Two sets of sliding doors lead to both the rear and side of the property onto the extensive terrace which is ideal for entertaining and alfresco dining.

The sitting room is separated from the kitchen/dining room by a wonderful floor to ceiling feature wall with an attractive inset Dik Geurts dual facing wood burner. Sliding doors give additional access onto the terrace.

The spacious laundry room which is located off the entrance hall, with tiled floor has quartz work top with cupboard units under and additional appliance space. There is a separate two piece Duravit cloakroom comprising wash hand basin with drawer units under, tiled flooring and LED mirror.

The principal bedroom with far reaching country views benefits from two sets of built in wardrobes with double opening oak veneer doors, shelving and hanging rail. Sliding doors give access to the rear terrace. The Duravit three piece en suite/wet room has a wonderful walk in shower with rainfall shower, wash hand basin with cupboard under, heated towel rail, tiled floor and LED mirror. Bedroom 2, which would make an ideal guest suite, boasts a vaulted ceiling, walk in dressing area and en suite/wet room. The Duravit three piece en suite/wet room has a full width shower with rainfall shower, heated towel rail, tiled floor and LED mirror. Sliding doors lead from bedroom two onto the side terrace through an attractive timber clad covered verandah style seating area with courtesy lighting.

The large family bathroom with vaulted ceiling comprises of a Heritage bath with shower attachment, separate corner shower, wash hand basin with drawer units under, heated towel rail and tiled flooring.



Outside

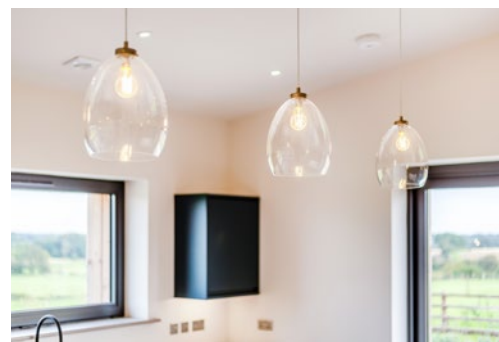
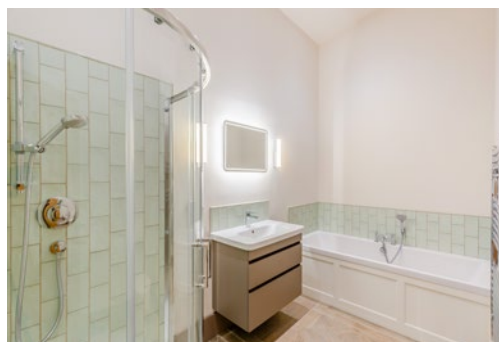
The rear of the plot measures approximately 31 metres (max) wide by 33 metres (max) deep. The barn is accessed via a level threshold terrace bringing the outside in. The front measures 17.7 metres (max) deep by 28 metres wide and includes a gravelled driveway providing ample parking.

Location

Hurst Hall Barns are located on the edge of the popular village of Marbury, which has been awarded best-kept village several times over. It has a village pub called The Swan which won Best Pub in the North West and Best Pub in Cheshire in 2023, a 15th Century church, and village hall. The Shropshire Union Canal snakes around the outskirts of the village. Those who have an equestrian interest, there are paddocks and a well respected livery adjacent. The equestrian facility includes both indoor and outdoor schools, and expansive all grass farm ride.

Wrenbury village is about a 5 minute drive and boasts a pretty village green, shop and post office. Nearby Whitchurch and Nantwich have some excellent shopping and leisure facilities whilst a more comprehensive range can be found at Chester and Shrewsbury. The pretty village of Cholmondeley with its Castle and garden is around 5 miles away. The Cholmondeley Arms has recently been rated as the best pub in the Country.

The communication links are excellent with the property being within easy reach of the A41, A49 and the M6 motorway connecting with commercial centres in the North West and the Midlands. Wrenbury station is about a 5 minute drive with direct link to Crewe station which offers a service into London Euston in around 1 hour, 40 minutes. There is also a direct service from Whitchurch to Manchester. There are a number of good schools in the area, in both the state and private sectors to include Bishops Heber, Malpas, Ellesmere College and Kings and Queens in Chester.



Floorplan
For identification purposes only.



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

Follow sat nav to SY13 4LU
What3words sometimes.ballroom.universal

General

Local Authority: Cheshire East
Services: Rainwater Harvesting System, Water Treatment Plant (shared), Mains Electricity, Air Source Heat Pump.
Council Tax: Unallocated
Tenure: Freehold
Guide Price: £900,000
Warranty: Professional consultants certificate - 6 years.
Agents note: The property is approached by a shared driveway with 6 neighbouring properties. There is a management company charge per dwelling, please consult your solicitor for verification.

Shrewsbury

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01743 284200

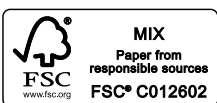
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