



## Teal House, Baddington Lane, Baddington

£575,000 Freehold



Beautifully modernised CHARACTER PROPERTY, offering an abundance of gorgeous original EXPOSED BEAMS and VAULTED CEILINGS, combined with MODERN APPLIANCES, FITTINGS, and tasteful finishes in every room • This gorgeous BARN CONVERSION offers the best of both worlds, PEACEFUL RURAL LIVING yet still close to Nantwich and convenient for facilities • Extraordinary room proportions including GENEROUS LIVING SPACES for entertainment and OUTSTANDING UPPER FLOOR ACCOMMODATION affording excellent levels of natural light throughout • Attractive approach to the development via a GRAVELLED DRIVEWAY, leading around the complex to a DOUBLE GARAGE with garage FORECOURT PARKING for multiple vehicles and additional VISITOR PARKING • Superbly appointed within an exclusive development offering a lovely courtyard setting, a landscaped PRIVATE GARDEN with utterly BREATHTAKING





They say it's all about QUALITY and COMFORT... in that case be prepared to fall head over heels in love with this sensational FOUR BEDROOM BARN CONVERSION, enjoying exceptional RURAL LIVING and PICTURESQUE VIEWS across beautiful rolling Cheshire countryside, whilst perfectly located within close proximity to the thriving market town of Nantwich. Nestled within a small exclusive development known as 'Shrewbridge Walk', this fabulous property is surrounded by stunning walks along the Shropshire Union Canal and River Weaver via Nantwich Lake, providing efficient routes into the town centre of Nantwich which boasts a fantastic variety of local amenities. Converted in 2007, the barn itself has been transformed into this outstanding CHARACTER PROPERTY, presented in a SHOW HOME CONDITION, and offers HIGH SPECIFICATION kitchen and bathroom facilities with modern appliances, fittings, and tasteful finishes in every room, whilst retaining an abundance of CHARACTER FEATURES including gorgeous original EXPOSED BEAMS and VAULTED CEILINGS throughout the first floor. Teal House provides an excellent layout with spacious and extraordinary room proportions comprising, to the ground floor, entrance hallway with doorway access to all primary ground floor rooms and a staircase rising to the first floor, large open plan kitchen/diner offering brilliant social space and lovely views over the rear garden, fitted with a range of modern wall, base and pull out drawer units, granite work surfaces, a single sink unit inset, five ring gas hob with extractor hood above, integrated appliances including a double oven, dishwasher, fridge and freezer, as well as a kitchen island providing further storage space. Reception rooms include a separate lounge with French doors opening out to the rear and a dining room which is perfect for entertainment. The ground floor accommodation is completed with a downstairs guest w/c and utility room which is ideal for storage and laundry, equipped with an additional single sink unit inset, plumbing for a washing machine and tumble dryer and houses the central heating system. The first floor affords four bedrooms with the master bedroom blessed with a walk-in wardrobe and en-suite facility in addition to the main family bathroom. Externally, this outstanding home lies in a tranquil setting with an attractive approach to the development via a SUBSTANTIAL GRAVELLED DRIVEWAY which leads around the complex to a DETACHED DOUBLE GARAGE with garage FORECOURT PARKING for multiple vehicles and additional VISITOR PARKING. The front aspect of the barn offers a beautifully maintained courtyard, whilst the rear boasts a generous landscaped, PRIVATE GARDEN with a mixture of laid to lawn, block paved patio seating area, mature borders bursting with a vast array of plants and BREATHTAKING VIEWS across open countryside. Look no further home hunter and contact our Nantwich office today to secure a viewing as we already have the red carpet laid out to greet you on arrival!!

### Location

This property sits within the hamlet of Baddington, just outside the market town of Nantwich, yet still within the catchment for Sound & District Primary School, Weaver Primary School and Brine Leas High School making it ideal for families with school bus routes right on the doorstep. The local villages of Wrenbury and Audlem are vibrant with numerous pubs and village activities taking place throughout the year whilst Nantwich is only a short distance away.

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Stunning 4-bed barn conversion in rural Cheshire with picturesque views. High spec kitchen & bathrooms, character features. Spacious layout, double garage, landscaped garden. Close to Nantwich. Show home condition. Call to view!

Council Tax band: E

Tenure: Freehold

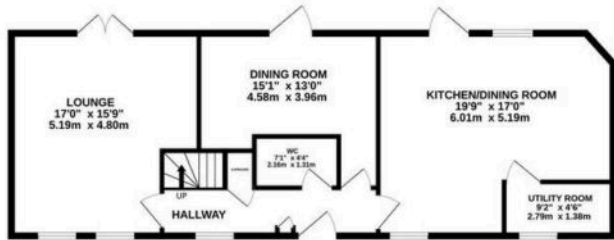
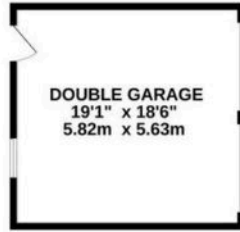
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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