



N.B. Photos may have been taken using wide angled lenses, items shown in photos may not be included in the sale. Floor plans are included for identification purposes only and are not to scale.

Please note; The agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

Misrepresentation Act 1967 These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements of representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Manley has the authority to make or give any representation or warranty in respect of the property.



## The Shippons, Ledsham Lane

Ledsham CH66 0NA

£499,500

THE SHIPPONS HAS BEEN CREATED FROM THE SKILFUL CONVERSION OF A FORMER FARM BUILDING & OCCUPIES A SEMI-RURAL POSITION OVERLOOKING A PONY Paddock & FIELDS TO THE REAR. Enjoying an enviable position close to a working farm, this beautifully converted former farm building offers a wealth of notable features only to be fully appreciated by personal inspection. Briefly it includes Indian sandstone flooring, UPVC d/glazing throughout, 'Biomass' cost efficient, heating system (wood pellets), log burning stove & exposed roof trusses. A naturally very light property it briefly comprises; entrance hall, shower room/wc, living room, dining room, magnificent conservatory, fitted kitchen/breakfast room & utility room. A further feature inner hall gives access to 4 double bedrooms one of which has en-suite facilities in addition to the family bathroom. Outside is a block paved drive/hardstanding & double garage and lawned & patio garden. Viewing recommended.

Three quarter double glazed front door to:

**RECEPTION HALL**

With Indian sandstone flooring, vertical column radiator.

**SHOWER ROOM/WC**

**7'0 X 6'3 MAX (2.13M X 1.91M MAX)**

Shower cubicle with sliding glazed doors, wash basin, push button flush wc. Ladder radiator. Indian sandstone flooring. 'Marbrex' type wall covering, double glazed window.

**FEATURE LIVING ROOM**

**18'10 X 14'5 MAX (5.74M X 4.39M MAX)**

With feature exposed roof trusses, reclaimed brick fireplace housing log burning stove, double glazed window to side, double glazed double opening French doors leading into conservatory. Two double glazed 'Velux' roof windows. Radiator, oak flooring.



**MAGNIFICENT CONSERVATORY**

**30'0 X 18'10 (9.14M X 5.74M)**

Two radiators, multiple double opening French doors giving access to various parts of the interior of the property, solid wood flooring. Bi-folding external doors leading to rear patio.



**UTILITY ROOM**

**7'10 X 7'2 MAX (2.39M X 2.18M MAX)**

Having 'Belfast' sink unit, plumbing for washing machine, ample space for other appliances. Two double glazed windows. Indian sandstone flooring.

**INNER HALL**

Being approximately 44' in length, having 'Porcelain' tiled flooring. Two double glazed windows and double glazed double opening French doors into conservatory, further double glazed window overlooking patio. Radiator.



**SEPARATE DINING ROOM**

**14'5 X 14'5 (4.39M X 4.39M)**

Double glazed window to side, oak flooring, double glazed double opening French doors leading into conservatory. Feature exposed roof trusses. Radiator.



**BEDROOM ONE**

**13'0 X 14'8 (3.96M X 4.47M)**

(13'0 measurement extends to 20'0 maximum) Two double glazed windows and double glazed double opening French doors, radiator, tiled floor. Exposed roof trusses. Built-in double wardrobe unit. Door to en-suite.



**EN-SUITE BATHROOM**

**7'3 X 6'6 (2.21M X 1.98M)**

Having white suite comprising: corner bath with shower unit above, wash basin in vanity unit, push button flush wc. Ladder radiator. Tiling to floor. 'Marbrex' type wall covering. Double glazed window.



**BEDROOM TWO**

**14'9 X 12'5 (4.50M X 3.78M)**

(Excluding depth of wardrobes) Double glazed window, radiator, wall-to-wall fitted wardrobes. Access to loft space.



**BEDROOM THREE**

**13'9 X 11'0 MAX (4.19M X 3.35M MAX)**

Double glazed window, radiator.



**BEDROOM FOUR**

**13'8 X 11'0 MAX (4.17M X 3.35M MAX)**

Double glazed window, radiator.



**BATHROOM**

**9'10 X 8'4 MAX (3.00M X 2.54M MAX)**

White suite comprising: bath with mixer/shower tap, push button flush wc. Twin wash basins. Chrome ladder radiator, tiling to floor. 'Marbrex' type wall covering. Double glazed window.



**OUTSIDE**

Approached from Ledsham Lane via a shared access drive and electrically operated farmhouse style gate, there is a block paved driveway/hardstanding providing off road parking for four possibly five cars and giving access to the garage.

**DOUBLE GARAGE**

**15'10 X 15'10 MAX (4.83M X 4.83M MAX)**

Remote controlled electric up and over door, power and light. 'Biotech, Die Pelletsheizung' wood pellet boiler providing all domestic hot water and central heating system. Hot water tank. Double glazed window, personal door to side.

**LOG/WOOD STORE**

**19'0 X 3'2 (5.79M X 0.97M)**

Situated immediately adjacent to the garage and having personal doors to either end. Double opening timber gates to the side of the property gives access to a lawned side garden area which in turn leads to the rear garden.

**REAR GARDEN**

Lawned with paved patio area, decking area, fencing/hedging to boundaries. Open views to the rear across pony paddocks.



**REAR ELEVATION**



**UTILITIES**

The Agents understand the property is served with a 'BiTec' sewerage treatment plant for all drainage requirements of the property. Any gas supply to the property is provided by LPG (at this moment in time only used for cooking purposes). Central heating and hot water. All domestic hot water and central heating is provided from a Biotech Wood Pellet boiler offering a cost effective environmentally friendly form of heating.

**TENURE**

The property is believed to be freehold.

**BRITISH PROPERTY AWARDS**

Cavendish Manley Awarded Gold Award for Little Sutton & Ellesmere Port 3 years running, 2016, 2017 & 2018

**VIEWING**

Through agents on 0151 339 9090 / 357 4040

**SCHOOLS AND AMENITIES**

Please go to: [http:// maps.cheshire.gov.uk/findmynearest/main.aspx](http://maps.cheshire.gov.uk/findmynearest/main.aspx)

**FLOOR PLANS**

Floor plans for identification only, not to scale. All measurements are approx.

**COUNCIL TAX**

Band F

**OFFICE HOURS**

Mon to Fri 9 to 5.30  
Sat 9 to 3.30  
Sun 12 to 4.00  
09/01/18

**DIRECTIONS**

From Agents Little Sutton office turn into Ledsham Road (almost opposite office), proceed to the end of Ledsham Road and turn left onto the Welsh Road (A550). First left into Ledsham Lane and The Shippons will be observed after a short distance on the left hand side.