



**Outridge Barn** Holtridge Lane, Norbury, Cheshire

## Outridge Barn

Holtridge Lane, Norbury,  
Cheshire SY13 4JA

A beautiful characterful property built in the 1990s with 17th Century origins and far reaching views

Wrenbury 2.5 miles, Malpas 5.5 miles,  
Nantwich 7.5 miles, Chester 17 miles, Liverpool  
Airport 34 miles, Manchester Airport 39 miles

Reception hall | Sitting room | Dining room  
Kitchen/breakfast room | Utility room  
Downstairs WC | Four bedrooms | 2 Bathrooms  
(1 en suite) | Garaging with storage area above  
Outbuilding | EPC rating E | In about 1.5 acres

### The property

Outridge Barn has retained a number of original features which along with the use of refurbished pieces add to the period charm and character of this property. The extensive use of oak throughout has created elegance typical of the era and is complimented by the beamed ceilings, large inglenook fireplace in the sitting room and the inglenook chimney breast in the kitchen housing the recently installed oil fired Rayburn.

The principal reception rooms are light and well-proportioned with the sitting room giving access onto the rear garden via double doors and the kitchen offering triple aspect views of the property's grounds. There are four good sized bedrooms to the first floor, one of which is en suite, the other having a walk in wardrobe and a family bathroom.

### Location

Outridge barn is situated in the rural parish of Marbury, just 2.5 miles from the village of Wrenbury which provides a host of amenities including a primary school, doctors surgery and village store as well as pubs and restaurants, with Bishop Heber, a highly regarded secondary school being located in Malpas.

Whitchurch, 6 miles distant, offers a larger variety of shops, restaurants and bars, as well as the national supermarket chains. There are an abundance of leisure facilities available locally with country walks along the Sandstone Trail at nearby Bickerton and Peckforton, golf clubs within a 20 minute drive from the property and horse racing at Chester and Bangor-on-Dee Racecourses.

### Outside

The property is approached via a sweeping gravel drive which opens into a spacious parking/turning area between the house and the garage, with the gardens making the most of the uninterrupted countryside views. There is a double open fronted garage with a single garage attached with a (38' x 12'8") games/store room above which has the benefit of electricity and velux windows. There is also a further dry storage outbuilding which is open fronted in part and could be suitable for a variety of uses (subject to the necessary planning consents). The gardens are principally laid to lawn with a designated vegetable area, a part walled garden and a range of mature trees and shrubs which complement the beautiful surroundings.

### General

**Services:** Mains water and electricity, private drainage. Oil fired central heating.

**Council Tax:** Band G

**Local Authority:** Cheshire East 0300 123 5500

**Fixtures and fittings:** All fixtures and fittings are excluded from the sale but may be available by separate negotiation.

**Wayleaves, rights of way and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

### Directions

Head out of Chester on the A51 towards Whitchurch, continue along this road for about 14 miles and then turn left onto Bickley Lane. Continue along this lane for 2 miles and then turn left onto Common Lane, after just under a mile turn left onto Holtridge Lane continuing for a short distance with the property being found on the right hand side. (The property is not visible from the road so please look out for the Agents' board).







### Floorplans

Main House internal area 1,914 sq ft (178 sq m)  
 Garages internal area 890 sq ft (83 sq m)  
 Workshop internal area 861 sq ft (80 sq m)  
 Barn/Covered Area internal area 1,445 sq ft (134 sq m)  
 Floor Above Garage internal area 332 sq ft (31 sq m)  
 For identification purposes only.



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

□ □ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8247723/CBL

IMPORTANT NOTICE Strutt & Parker LLP gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker LLP does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker LLP does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken March 2016. Particulars prepared March 2016.

## Chester

Park House, 37 Lower Bridge Street CH1 1RS

**01244 354880**

chester@struttandparker.com

struttandparker.com

55 offices across England and Scotland,  
 including 10 offices in Central London