



Marston  
Earles Lane

  
IRLAMS  
*of Kewford*



# Marston, CW9 6DX

## Earles Lane

### £850,000



### The Property

This large detached barn conversion, extending to over 4,000 sq. ft. has been sympathetically maintained and improved by the current owners over the years and is currently split in to four properties offering fantastic investment opportunity or for redevelopment in to one stunning family home. The properties are currently split in to two, two bedroom apartments, a three bedroom mews and a large three/four bedroom semi detached, all with their own gardens and parking spaces. Private buyers may wish to regenerate the property to create one large home or potentially two large semi-detached houses (subject to relevant permissions).

Located in a lovely semi rural position surrounded by open countryside with elevated views over Pickmere Lake and towards Great Budworth church whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached over a sweeping tarmac driveway leading past the detached car port and double garage to the front

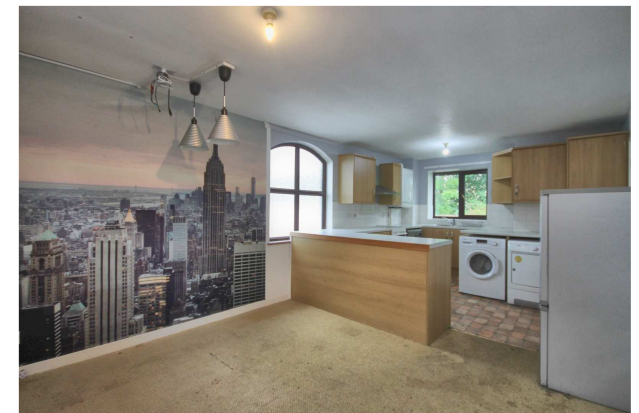
entrance. The front gardens are established with a range of mature borders and trees, giving a high degree of privacy. The rear gardens are a lovely feature of the property, being generous in proportions with a private aspect and stunning elevated views over adjoining countryside and Pickmere lake. Laid to lawn in the main with a range of well stocked borders and specimen trees, fully enclosed by post and rail fencing. Patio sweeps around the rear of the properties giving ideal opportunity for alfresco dining and enjoying the lovely views.

### Directions

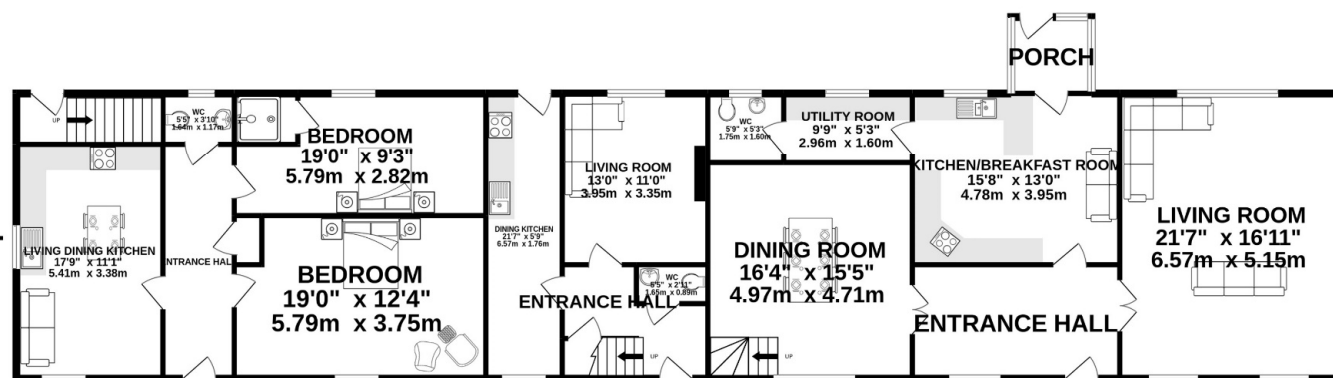
From Knutsford Town Centre proceed along Manchester Road (A50) passing The Heath. Turn left onto Tabley Road and continue to its end. Cross the A556 onto Pickmere Lane for approximately 5.5 miles through Higher Wincham. Take the right turn onto Earles Lane where the properties will be found on your right.

- A large detached barn conversion, currently split into four properties
- Situated in a lovely semi-rural position surrounded by open countryside & views over Pickmere Lake & towards Great Budworth Church
- 2 x two bedroom apartments
- 1 x three bedroom mews
- 1 x three/four bedroom semi-detached
- Generous gardens with stunning views
- Parking, 2 x garages & 3 car carport
- Offering fantastic investment opportunity or for redevelopment

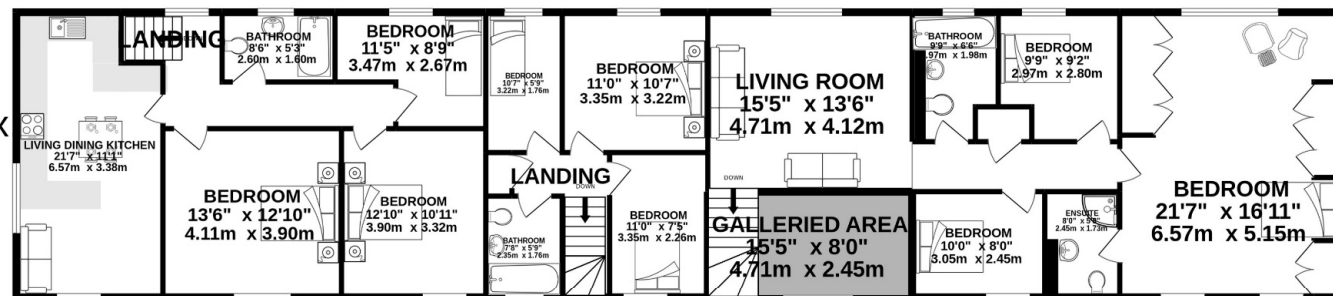
**Postcode** – CW9 6DX  
**EPC Ratings** – C-D  
**Tenure** – Freehold  
**Local Authority** – Cheshire West  
**Council Tax** – Bands B-D



**GROUND FLOOR**  
2194 sq.ft. (203.8 sq.m.) approx.



**1ST FLOOR**  
2030 sq.ft. (188.5 sq.m.) approx



**TOTAL FLOOR AREA : 4224 sq.ft. (392.4 sq.m.) approx.**

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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