



**Snelson**

**Longshott Barn, Longshott Farm, Pepper Street**



**Snelson, SK11 9BG**

**Pepper Street**

**Offers over £550,000**



### **The Property**

Longshott Barn offers a fantastic and rare opportunity to purchase a former agricultural barn with outline planning permission granted (CEC ref 21/4107M) to convert to a double storey dwelling, currently extending to circa 1500 sq. ft. offering semi-rural living, blending character features and modern convenience.

Located in a super position on the edge of Snelson village, bordering Over Peover within a short walk of The Dog Public House and Chelford village with far reaching views over adjoining countryside whilst being ideally positioned for all major network links to the Northwest and beyond.

The barn is approached down a long, private, sweeping driveway, leading to parking and turning area, flanked by mature hedging and open countryside. The rear gardens are of generous proportions with an open, private aspect over adjoining countryside.

### **Directions**

From Knutsford Town Centre proceed along A537 passing the rail station on your left and proceed for approx 4 miles passing Toft Cricket Club and The Dun Cow public house through Ollerton. After passing The Egerton Arms public house turn right onto Pepper Street where the driveway entrance to the barn will soon be seen.

- A fantastic & rare opportunity to convert a former agricultural two storey barn
- Situated in a superb location on the edge of Snelson village
- Outline planning permission granted
- Generous gardens overlooking open countryside
- Private driveway
- Off road parking

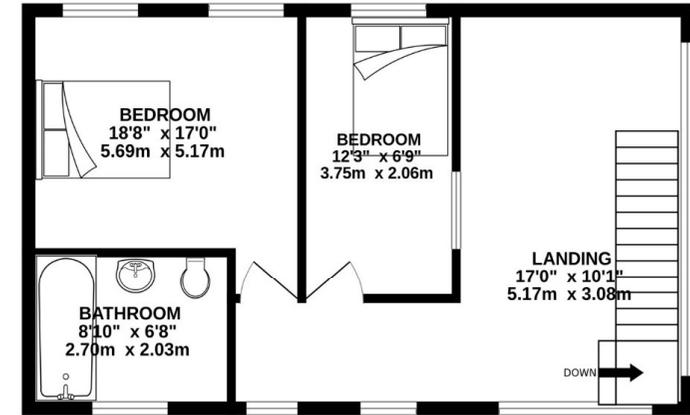
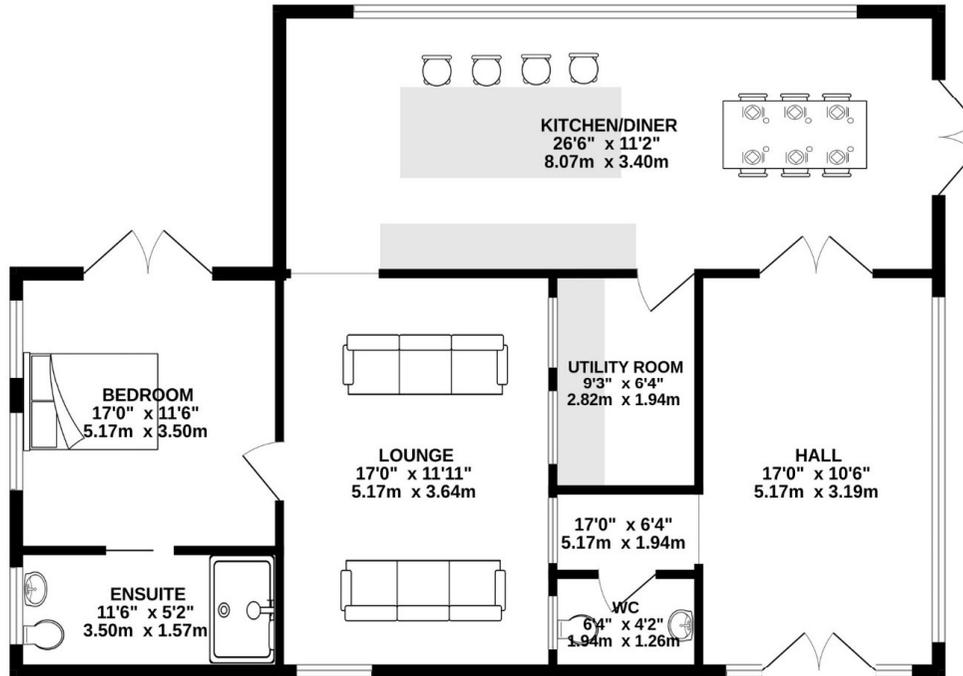
**Postcode** – SK11 9BG  
**Tenure** – Freehold  
**Local Authority** – Cheshire East  
**Council Tax** – Band TBC



GROUND FLOOR  
1005 sq.ft. (93.4 sq.m.) approx.

### Proposed Outline Plans

1ST FLOOR  
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 1494 sq.ft. (138.8 sq.m.) approx.

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