



South View Tower Hill Barns, Akesmore

ST7 3QA

Offers Over £600,000



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STEPHENSON BROWNE

STUNNING REBUILT BARN - NO CHAIN -

Tower Hill Barns is a small development of just four homes, South View enjoys a beautiful rural panoramic view towards Biddulph Valley to the rear. Also, having Mow Cop Castle to the front. The barns themselves have been sympathetically reconstructed in 2016 with careful attention to detail. The property has been skillfully fitted with the highest quality fixtures and fittings with no expense spared having underfloor heating to the ground floor and German 'Leight' kitchen.

A double height window offers an inviting entrance to the home and gives an elegant frontage. The kitchen space offers exceptional cupboard space, island with breakfast bar and a vast array of integrated appliances. There is also a separate utility and boiler room. To the rear is an impressive dining / family room with floor to ceiling windows overlooking the fields at the back. This is a really superb space for entertaining and for relaxing. From here, double doors open to the separate lounge boasting an exposed brick fireplace and bi-folds to the garden. From the hallway there is a coat/shoe store leading to the handy WC. Leading upstairs, the principal suite offers a a range of fitted furniture with separate dressing room/en-suite. There are two further bedrooms to the rear with views into the distance and the fourth bedroom having a lovely pothole window looking over Mow Cop Castle. Parking is not an issue, with the development having two communal parking areas and the property itself does have a double garage with parking for two cars in front.

Tower Hill Barns provides excellent access of the North West Motorway networks with junctions at either Sandbach or Holmes Chapel. Trunk roads provide a link between Stoke-On-Trent and Manchester, as does the local railway station at nearby Congleton which lies on the West Coast Main Line.



Entrance Hall

Double glazed entrance door forming part of the double height front window opening into the entrance hall. Stairs to the first floor. Door into:-

Cloakroom

4'9" x 6'3"

Door into:-

Downstairs WC

5'1" x 4'9"

Two piece suite comprising a low level wc with push button flush and a pedestal wash hand basin with mixer tap and splashback tiling

Lounge

11'11" x 17'10"

Double glazed tri-fold doors opening to the side garden. Brick fireplace with hearth and surround. TV aerial point. Telephone point. Double doors into:-

Kitchen

12'9" x 17'4"

Range of wall base and drawer units with Quartz work surfaces over incorporating a stainless steel 1.5 bowl sink unit with drainer and mixer tap. Five ring induction hob with extractor canopy over. Integrated microwave, oven, fridge freezer and dishwasher. Wall mounted gas central heating boiler. Opening into:-

Dining/Family Room

38'8" x 8'9"

Tv aerial point. Two double glazed floor to ceiling windows to the rear elevation. Panelled door to the side garden. Door into:-

Rear Porch

4'9" x 7'7"

Porthole style window to the front elevation. Double glazed window to the rear elevation. Panelled door to the side garden.

Utility Room

6'1" x 5'0"

Space and plumbing for a washing machine. Space for tumble dryer.

Boiler Room

5'4" x 5'0"

Housing the hot water cylinder.

First Floor Landing

Doors to all rooms. Continuation of the double height window from the ground floor. Single panel radiator.



Principal Bedroom

11'4" x 12'10"

Double glazed window to the side elevation. Porthole style window to the front elevation. Single panel radiator. A range of fitted bedroom furniture having wardrobes with hanging rails and shelving, and drawers. Door into:-

Dressing Room

3'7" x 5'8"

Fitted wardrobes with hanging rails and shelving. Opening into:-

En-Suite Shower Room

6'9" x 4'3"

Three piece suite comprising a low level wc with push button flush, pedestal wash hand basin with mixer tap and a double shower cubicle with rainfall shower and rinser attachment. Double glazed window to the rear elevation. Partly tiled walls. Heated towel rail. Shaver point.

Bedroom Two

9'3" x 10'4"

Double glazed window to the rear elevation. Single panel radiator. TV aerial point.

Bedroom Three

10'2" x 9'2"

Double glazed window to the rear elevation. Single panel radiator. TV aerial point.

Bedroom Four

11'11" x 6'9"

Porthole style window to the front elevation. Single panel radiator. TV aerial point.

Family Bathroom

6'5" x 7'0"

Double glazed window to the rear elevation. Three piece suite comprising a low level wc with push button flush, pedestal wash hand basin with mixer tap and a P-shaped bath with mixer tap and shower attachment over. Inset spotlighting.

Externally

Communal lawned area to the front with paved pathway to the front of the property. Borders housing a variety of shrubs and plants. Access gate leading to the rear garden. The property is positioned on a generous plot having gardens to three sides being mainly laid to lawn with a paved patio area providing ample space for garden furniture. Barked area providing ample space for a childrens play area. Two communal parking areas leading to a double garage also having two parking spaces in front.

Double Garage

17'0" x 17'6"

Up and over door to the front. Lighting.



Council Tax Band

The council tax band for this property is E.

NB: Tenure

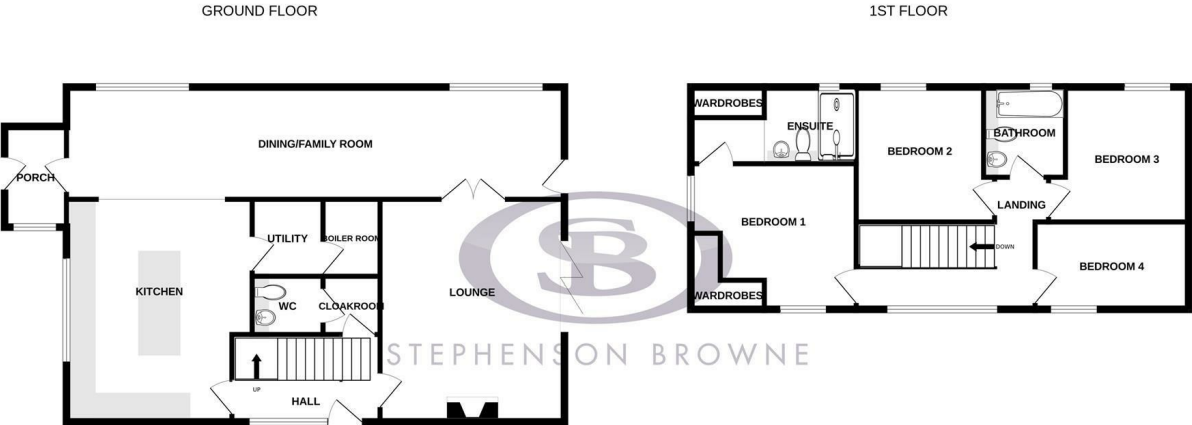
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts. Please note there is a service charge.

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Floor Plan



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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Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

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