

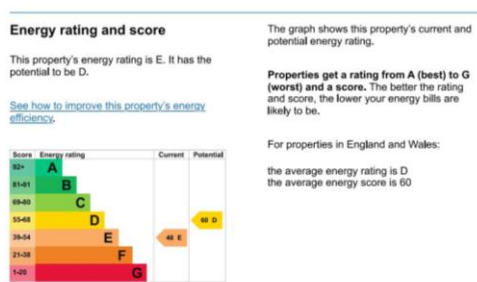
Total Area: 231.1 m<sup>2</sup>  
All contents, positioning & measurements are approximate and for display purposes only  
Plan produced by Thorin Creed



Energy performance certificate (EPC)	
4 The Stables Somerford Hall Somerford CONGLETON CW12 4SL	Energy rating: <b>E</b> Valid until: 6 March 2034 Certificate number: 9562-3033-0207-2464-4209

Property type: End-terrace house  
Total floor area: 196 square metres

**Rules on letting this property**  
Properties can be let if they have an energy rating from A to E.  
You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlords-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlords-guidance>).



**Disclaimer**  
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.



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**4 The Stables**  
Somerford Hall, Somerford,  
Congleton, Cheshire CW12 4SL

Offers in Excess of £825,000

- LUXURIOUS 5 BEDROOM BARN CONVERSION SET WITHIN EXCLUSIVE ENCLAVE
- TALL LOFTY ROOMS. SPACIOUS HALLWAY AND LANDING AREAS
- GROUNDS AND GARDENS OF 0.5 ACRES (or thereabouts) ABUTTING OPEN COUNTRYSIDE AND EQUESTRIAN CENTRE
- RELAXING LOUNGE WITH STUNNING GARDEN VIEWS
- SEPARATE FORMAL DINING ROOM, STUDY & CLOAKROOM
- SPACIOUS MODERN BREAKFAST KITCHEN WITH INTEGRATED NEFF APPLIANCES
- FAMILY BATHROOM. EN-SUITE TO MASTER BEDROOM
- SINGLE GARAGE, TWO RESIDENTS PARKING SPACES PLUS ADDITIONAL VISITORS PARKING
- RURAL SETTING OF SOMERFORD WITH EXCELLENT COMMUTER LINKS

## FOR SALE BY PRIVATE TREATY (Subject to contract)

Simply stunning! Located amidst the beautiful grounds of the Somerford Hall Estate, this FLAGSHIP luxurious 5 BEDROOM barn conversion is nestled perfectly in established grounds and gardens extending to approximately half an acre and enjoys spacious, light, and airy accommodation throughout.

The approach to this great home is a relaxing journey in itself, passing through open fields and paddocks you'll see an array of animals and wildlife, all of which bolsters the truly special lifestyle on offer here! Upon reaching the property you'll drive through a brick archway into the charming courtyard of just a handful of these attractive homes and with more than ample parking for residents and visitors.

Internally, the presentation is just fabulous and immediately gives you a feeling of quality and space. With a lounge just made for relaxing and enjoying the views, the breakfast kitchen is certainly the place to cook up a storm or enjoy a morning coffee whilst admiring the attractive garden. There is a separate formal dining room and a study, which would equally suit as an office, playroom or snug. Upstairs, most of the FIVE bedrooms enjoy the stunning views, made even better by the characterful sash windows which we just know you'll love!

The impressive gardens and grounds envelope the property, formed with rolling lawns extensive terrace seating areas, whilst abutting to the open fields and land of the Somerford Hall Estate.

Somerford is a prestigious rural hamlet on the outskirts of Congleton being perfectly located for all the amenities you could need via the bustling town and its various villages and also in proximity of excellent schools at primary and secondary level. For the commuter, the A34 and M6 motorway are within a short drive and Manchester airport can be reached within approx 30 minutes.

The immediate area has been further enhanced with the completion of the new Congleton link road, which opened in 2021. The Congleton link road joins the A534 Sandbach Road (to the west of Congleton) with the A536 Macclesfield Road (to the north of the town).

4 The Stables is connected to the latest BT Full Fibre Broadband.

An internal viewing of this property is essential to witness the truly unique and special lifestyle on offer here so call Timothy A Brown now, before it's too late!

**The accommodation briefly comprises:**  
(all dimensions are approximate)

**MAIN ENTRANCE :** Substantial timber panelled entrance door.

**RECEPTION HALL 17' 0" x 8' 2" (5.18m x 2.49m) :** Single panel central heating radiator. 13 Amp power points. Understairs store cupboard with window to front aspect. Return stairs to first floor with turned spindle balustrade.

**CLOAKROOM :** Low voltage downlighters inset. Modern white suite comprising: Low level W.C. and wash hand basin set in vanity unit with cupboard and shelves below. Single panel central heating radiator. Tiled floor.

**LOUNGE 20' 10" x 14' 9" (6.35m x 4.49m) max :** Floor to ceiling feature timber framed sealed unit double glazed dual aspect windows overlooking its private gardens and a floor to ceiling sash window to the side. Two double panel central heating radiators. 13 Amp power points. Coal effect electric fire set on stone feature hearth and back. Multi glazed patio door to outside rear terrace.

**DINING ROOM 12' 1" x 11' 10" (3.68m x 3.60m) :** Floor to ceiling sash sealed unit double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

**STUDY 16' 2" x 9' 10" (4.92m x 2.99m) :** Floor to ceiling sash sealed unit double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

**BREAKFAST KITCHEN 17' 2" x 10' 5" (5.23m x 3.17m) :** Low voltage downlighters inset. Two floor to ceiling sash sealed unit double glazed windows to rear aspect. Extensive range of modern matt finished eye level and base units in cream with marble effect preparation surfaces with stainless steel single drainer sink unit inset, with mixer tap. Built in NEFF 4 ring gas hob with matching stainless steel and glass extractor canopy over. Built in NEFF stainless steel double electric oven, warming drawer and grill. Integrated NEFF dishwasher. Double panel central heating radiator. 13 Amp power points. Space for fridge/freezer. Tiled floor.

**UTILITY 6' 3" x 6' 2" (1.90m x 1.88m) :** Low voltage downlighters inset. Eye level and base units having roll edge Formica preparation surfaces with stainless steel single drainer sink unit inset. Space and plumbing for washing machine. Cupboard housing Worcester gas central heating boiler. Ceramic tiled floor. Multi glazed door to outside rear.

**First Floor :**

**LANDING :** Galleried landing with turned spindle balustrade. Bullseye window to front aspect. Double panel central heating radiator. 13 Amp power points. Airing cupboard housing lagged hot water cylinder, with shelves. Access to roof space via a retractable hidden ladder, partially boarded with light.

**BEDROOM 1 20' 9" x 10' 6" (6.32m x 3.20m) plus door recess :** Large arched feature multi paned double glazed window to side aspect overlooking the main garden and Bullseye window overlooking the courtyard. Double panel central heating radiator. 13 Amp power points.

**ENSUITE 8' 9" x 7' 2" (2.66m x 2.18m) :** Bullseye window to rear aspect. Modern white suite comprising: Low level W.C. and wash hand basin set in vanity unit with cupboards below, and bathroom cabinet above. Large shower enclosure with mains fed shower and glass screen. Chrome centrally heated towel radiator.

**BEDROOM 2 REAR 14' 8" x 10' 5" (4.47m x 3.17m) into wardrobes plus door recess :** Bullseye window to rear aspect. Double panel central heating radiator. 13 Amp power points. Built in double wardrobes.

**BEDROOM 3 FRONT 14' 6" x 10' 0" (4.42m x 3.05m) :** Bullseye window to front aspect. Double panel central heating radiator. 13 Amp power points. Built in wardrobe.

**BEDROOM 4 REAR 12' 0" x 10' 4" (3.65m x 3.15m) :** Bullseye window to rear aspect. Double panel central heating radiator. 13 Amp power points. Pedestal wash hand basin.

**BEDROOM 5 FRONT 9' 5" x 7' 8" (2.87m x 2.34m) to wardrobes :** Bullseye window to front aspect. Single panel central heating radiator. 13 Amp power points. Built in triple wardrobes.

**BATHROOM 7' 2" x 6' 0" (2.18m x 1.83m) :** Low voltage downlighters inset. Bullseye window to rear aspect. Modern white suite comprising: Low level W.C. with concealed cistern, wash hand basin set in vanity unit with double cupboards below and panelled bath with chrome mixer tap and mains fed shower over and glass shower screen. Chrome centrally heated towel radiator.

**GARDEN & GROUNDS :** The garden and grounds extend to approximately half an acre. Extending from the rear of the property is a raised paved terrace which extends to the width of the rear elevation. The main gardens are extensively lawned with mature trees. An ornamental gravel path follows the perimeter of the property which then leads to the front courtyard.

**SINGLE GARAGE 18' 2" x 9' 1" (5.53m x 2.77m) internal measurements :** Up and over door. Power and light. To the rear of the garage and separate from, are two attached brick built garden stores/workshops:

**STORE 1 14' 10" x 6' 6" (4.52m x 1.98m) :** Power & light.

**STORE 2 14' 9" x 6' 10" (4.49m x 2.08m) :** Power & Light

**TENURE :** Leasehold. 999 years from 1st January 1996 with 971 years remaining. Ground rent £95 per annum. Service charge (£110 per month).

**SERVICES :** Mains electricity and water. Communal LPG gas tank individually metered. Communal Septic Tank.

**VIEWING :** Strictly by appointment through sole selling agent **TIMOTHY A BROWN**.

**TAX BAND:** G

**LOCAL AUTHORITY:** Cheshire East

**DIRECTIONS:** SATNAV CW12 4SL

