



7 Smethwick Hall Farm Barns Smethwick Lane, Sandbach, CW11 2ST **Offers In The Region Of £565,000**

A truly stunning and luxurious Cheshire barn conversion located in the affluent rural hamlet of Brereton! Take a few moments to admire the wonderful lifestyle by watching our guided video tour.

Tucked away at the head of a leafy driveway, the development contains just a handful of handsome barn conversion all enjoying manicured communal areas and the property in question boasts a most generous probate lawned garden along with a spacious garage and ample parking. Inside the home the accommodation is beautifully appointed and exudes quality across both floors. Four double bedrooms, two luxurious bathrooms, a country kitchen a cosy lounge, abundant features...the list goes on! The home is sure to suit a wide range of discerning buyers looking for a country home with little to no compromise and no fuss!

Read on to find out more view our video floor plan and photos then call us here at Chris Hamriding Estate Agents to book yourself that all important viewing!

Local Area

Brereton is the most attractive rural community in the heart of Cheshire. It offers access to an abundance of scenic walks, cycling and running routes. Somerford Park Farm Equestrian Centre and Brereton Health Local Nature Reserve are both within a 2-mile radius. The property is ideally located within the catchment area for Brereton C of E primary school. The neighbouring towns of Congleton (4 miles) Sandbach (3.75 miles) and Holmes Chapel (5.25 miles) are all within local proximity. There is easy access to the M6 motorway at Sandbach (Junction 17- 3 miles) and Holmes Chapel train station allowing InterCity rail travel to both Crewe and Manchester Piccadilly. Manchester airport is easily accessed within 30 minutes.

Entrance hall

Sitting room/ Lounge 21'6 x 17'3 (6.55m x 5.26m)

Dining kitchen 59'0" x 55'9" (18'1 x 17'5)

Cloack storage

WC

Stairs and landing

Bedroom one 15'4 x 10'7 (4.67m x 3.23m)

Ensuite

Bedroom two 11'11 x 9'7 (3.63m x 2.92m)

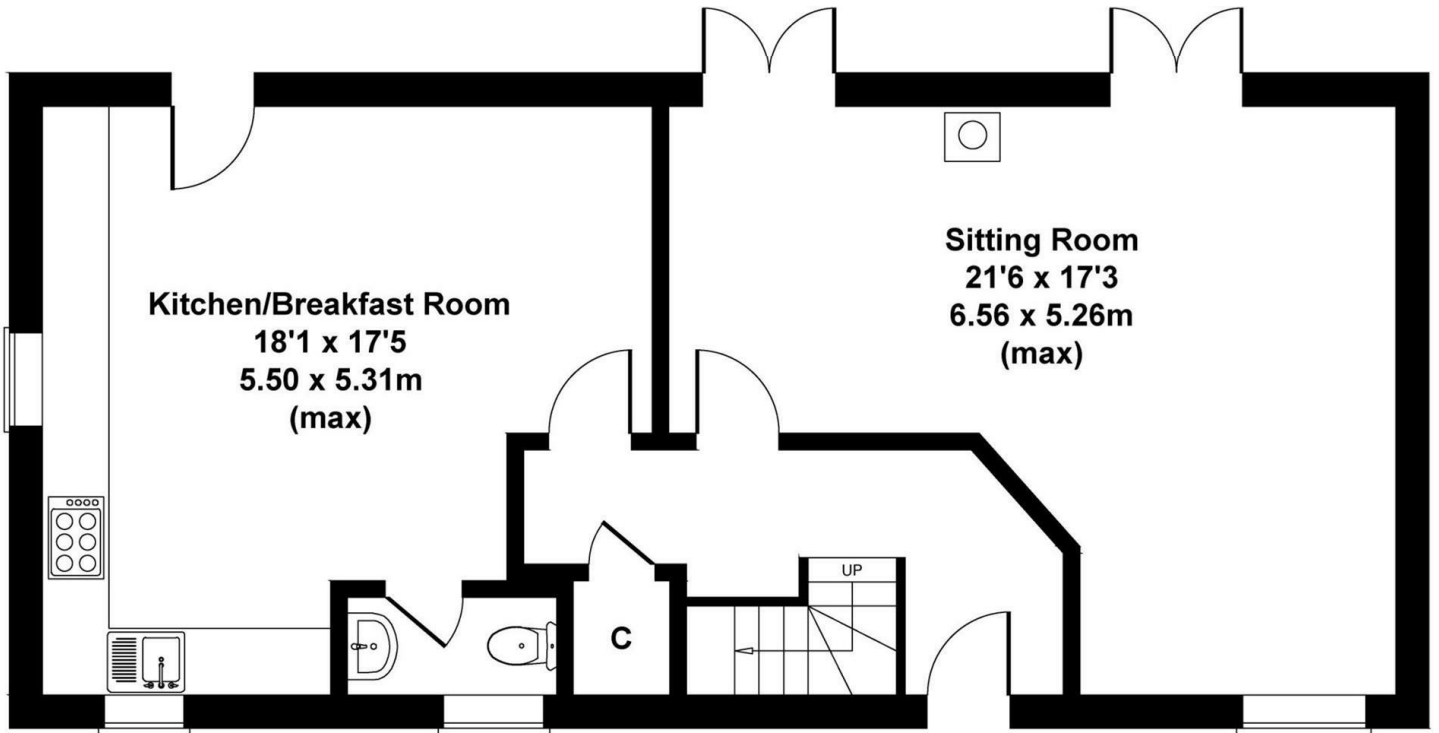
Bedroom three 12'4 x 9'7 (3.76m x 2.92m)

Bedroom four 32'9" x 26'2" (10'8 x 8'2)

Family bathroom

Generous rear gardens

Floor Plan

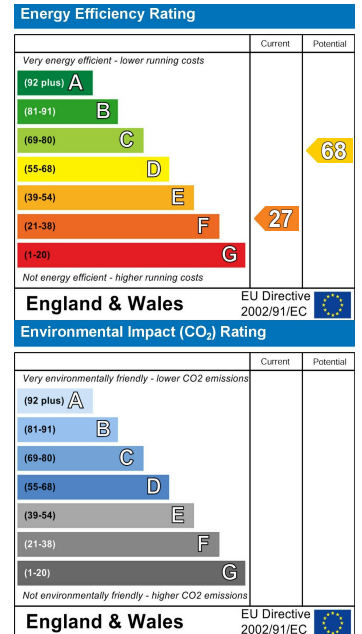


GROUND FLOOR

Area Map



Energy Efficiency Graph



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