



Beeston House, 15a Mill Lane, Scholar Green, ST7 3LD

Offers In The Region Of £650,000

Offered for sale with NO ONWARD CHAIN!!

'A place in the country'! This is something so many of us yearn for and 'Beeston House' is the perfect offering! Tucked away at the head of a quiet lane, this striking yet tasteful home enjoys over 3000 square feet of stunningly presented family space that is sure to suit a wide range of discerning buyers needs. Whether you're looking for a stylish family home or perhaps just looking to simplify your lifestyle in the countryside, this home will deliver. Having been expertly converted in recent years and more latterly much improved by the current owners, the specification and finishing is of the highest standard and exudes luxury. The bedrooms are palatial in their proportions and the reception spaces are light and airy whilst retaining the cosy charm of barn lifestyle. Of particular note just has to be the incredible living/dining kitchen, recently refitted with no expense spared, the end result is amazing and this area is just sure to be the hub of your home with amazing doors opening out into the landscaped front gardens. Speaking of outdoor space, there are private patio gardens to the side as well as an ample driveway for several vehicles next to your very own detached double garage. Of course, all of the above is complemented splendidly by the breathtaking rural views that can be enjoyed no matter which way you look! Naturally, being surrounded by so much rural beauty affords you instant access to miles of rambling and dog walking routes whilst a short drive will find you in the town of Congleton giving excellent amenities and leisure facilities along with efficient transport links by road and rail. Manchester airport is also within 40 minutes drive making the home a suitable 'lock up and leave' prospect for those of you spending time away. Call the town & country experts at Chris Hamriding Estate Agents to view!

GROUND FLOOR

GALLERIED LANDING 14'11" x 14'2" (4.57m x 4.32m)

CLOAKROOM

WALK-IN CLOAKS CUPBOARD

DINING ROOM 16'9" x 12'0" (5.11m x 3.68m)

LOUNGE 22'0" x 16'11" narrowing to 13'1" (6.73m x 5.18m narrowing to 4.01m)

STUDY/FAMILY ROOM 10'2" x 9'4" (3.12m x 2.87m)

OPEN PLAN DINING/LIVING KITCHEN 29'1" x 13'8" (8.89m x 4.17m)

UTILITY ROOM 9'4" x 6'7" (2.87m x 2.03m)

STAITS AND LANDING

MASTER BEDROOM 14'0" x 13'10" (4.29m x 4.22m)

DRESSING ROOM 12'11" x 9'4" (3.96m x 2.87m)

EN-SUITE BATHROOM 14'0" x 8'0" (4.27m x 2.44m)

BEDROOM TWO 12'7" x 10'11" (3.84m x 3.35m)

WALK-IN DRESSING ROOM

EN-SUITE SHOWER ROOM

BEDROOM THREE 16'11" x 10'2" (5.18m x 3.12m)

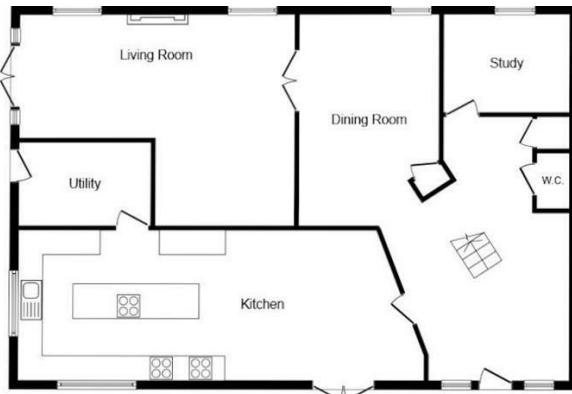
EN-SUITE BATHROOM/FAMILY BATHROOM

GALLERY

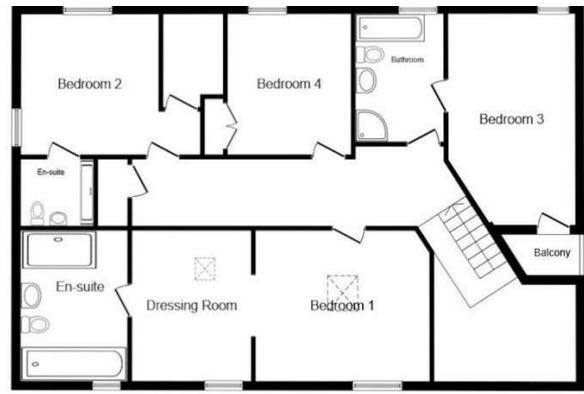
DETACHED DOUBLE GARAGE 20'9" x 19'7" (6.35m x 5.97m)

BEDROOM FOUR 12'9" x 9'8" (3.89m x 2.95m)

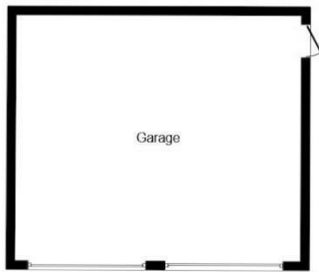
Floor Plan



Ground Floor



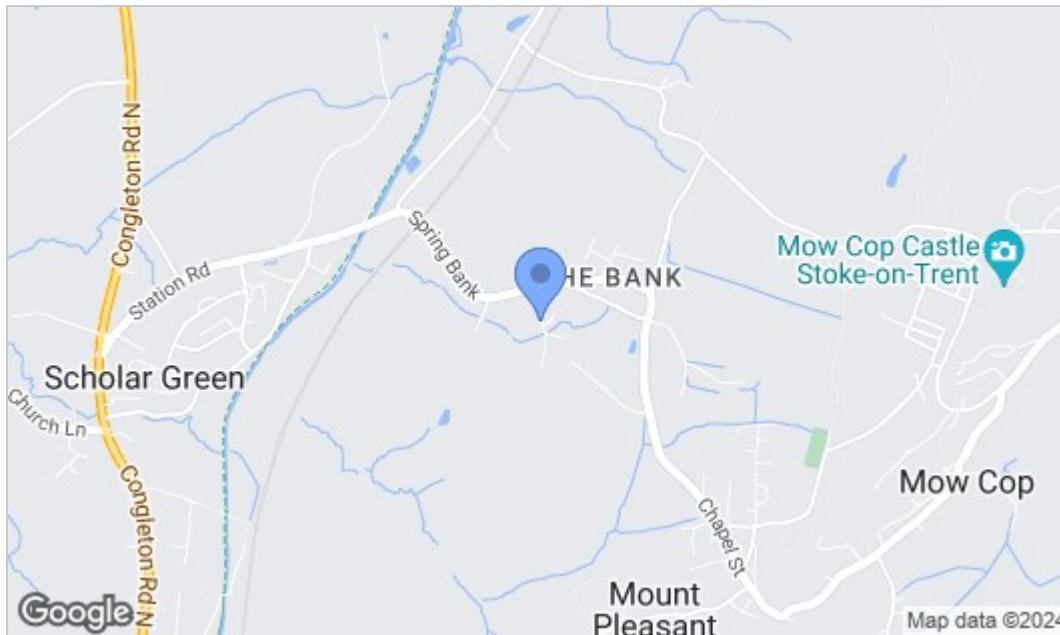
First Floor



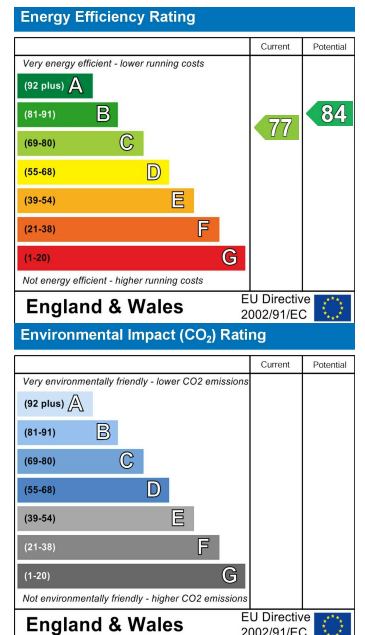
Garage

Total floor area 280.0 sq. m. (3,014 sq. ft.) approx

Area Map



Energy Efficiency Graph



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