



8 Smethwick Farm Barns Smethwick Lane, Sandbach, CW11 2ST

Offers In The Region Of £675,000

'A Place In The Country'!! Smethwick Hall Barns is an aspirational countryside address and the property in question is perhaps one of the most desirable within the bespoke development. Having been expertly extended across the rear, the layout is truly fabulous providing a wealth of spaces all enjoying different characteristics and a beautiful scheme of decoration. With two large reception rooms, the accommodation is as flexible as it is spacious. The jewel in the crown just has to be the wonderful social county style kitchen, enjoying a separate utility room, the main space is adorned with high specification and awash with natural light, just perfect for entertaining or relaxing! The rooms to the rear have access into the stunning rear gardens which in their own right equally as impressive as the house! Huge amounts of lawn space, deep patios and uninterrupted countryside views are all complemented by total peace and tranquility! Up on the first floor you'll find four double bedrooms along with two luxurious bathrooms all accessed from a galleried landing enjoying exposed beams and porthole windows giving the true 'barn conversion' aesthetic we know is so sought after nowadays!

Locally, the affluent hamlet of Brereton is eternally popular with good reason. Being a short drive to the neighbouring towns of Congleton & Holmes Chapel, plenty of amenities, leisure facilities and schools are offered along with great access to the train stations, the A34 and M6 Motorway. Manchester Airport is approx 30 minutes away too! Of course, on your doorstep you cannot miss the miles of Cheshire countryside, equestrian facilities, local farmland and of course, Brereton Heath nature reserve! We adore this property so take a look at our video tour, photos and floor plans then call us here at Chris Hamriding Estate Agents, we are the Cheshire Town & Country property experts and we'd love to book you that all important viewing!

Hall

Lounge 15'4" x 16'11" (4.68 x 5.18m)

Garden room 11'9" x 12'10" (3.60 x 3.93m)

Sitting room/ study 10'8" x 24'6" (3.26 x 7.47m)

Dining kitchen 16'0" x 24'5" (4.90 x 7.45m)

Utility

WC

Stairs and landing

Bedroom one 16'10" x 9'11" (5.15 x 3.03m)

Ensuite

Bedroom two 12'6" x 10'10" (3.83 x 3.31m)

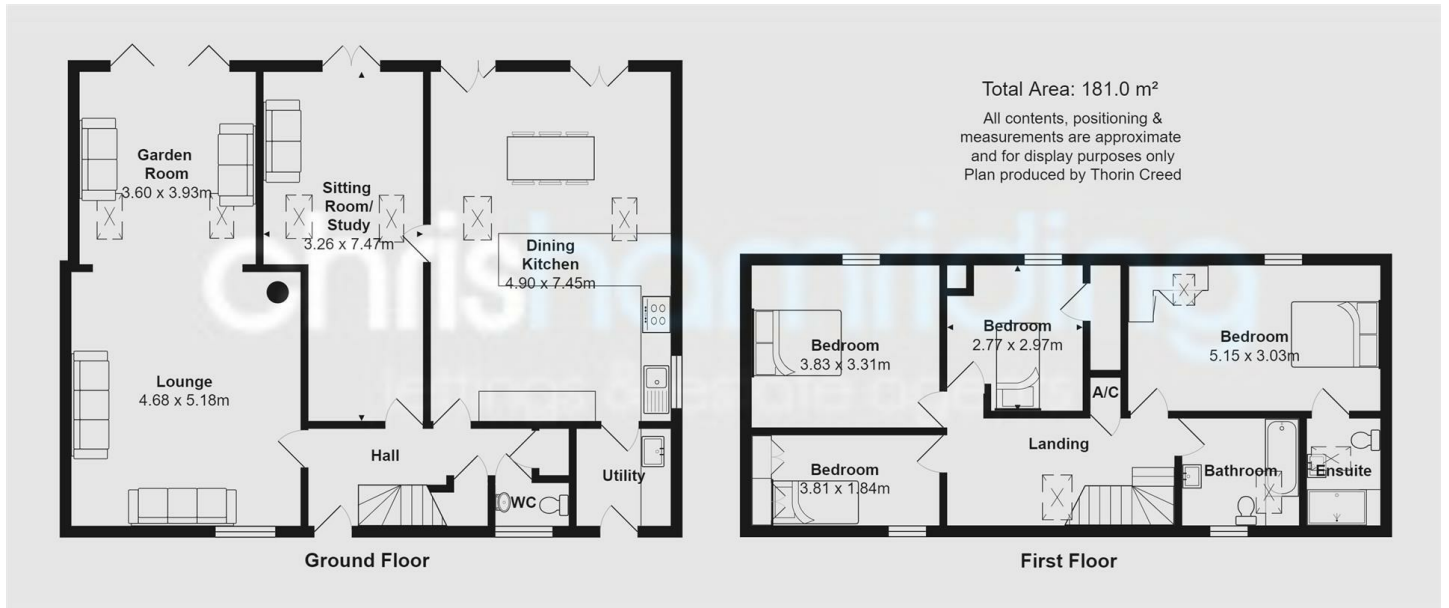
Bedroom three 9'1" x 9'8" (2.77 x 2.97m)

Bedroom four 12'5" x 6'0" (3.81 x 1.84m)

Bathroom

Generous gardens

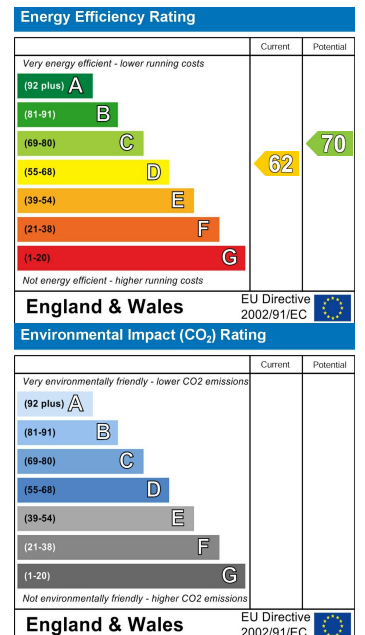
Floor Plan



Area Map



Energy Efficiency Graph



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