

chrishamriding

lettings & estate agents



Brownlow Heath Barn Childs Lane, Congleton, CW12 4TQ

Price Guide £1,250,000

Brownlow Heath Barn is a truly beautiful country residence that's just sure to put a smile on the face of all who enter! Sit back and relax whilst enjoying our guided video tour of this rare opportunity offering the very best of country living!

Located in the beautiful Cheshire hamlet of Brownlow, the home is a true credit to the current owners and presents a rare opportunity to acquire a ready made country lifestyle sure to suit a number of discerning buyers needs. The home itself exudes quality, character and a timeless style boasting very well proportioned rooms across both floors. Enjoying approx 3320 sqft of internal space, the home is sure to suit even the busiest of families yet the sympathetic layout ensures all lifestyles are catered for. The ground floor welcomes you into a fabulous reception hall leading to four separate reception rooms along with the all important country kitchen plus much more whilst up on the first floor the wealth of spacious bedrooms are perfectly complemented by three luxury bathrooms accessed from a most impressive galleried landing that makes the very best of the incredible full height windows that are synonymous with this style of home!

Once outside, the country lifestyle becomes even more apparent with extensive landscaped gardens enjoying complete privacy and a serenity that you can enjoy all day and night. Various patios and seating areas ensure the sunshine can be enjoyed as much or as little as you wish and for those of you wishing to truly embrace country living there are plenty of vegetable patches, flower beds, lawns and borders to keep you occupied! We could talk all day long about this wonderful residence but please do watch the guided video tour, view our photos and floor plan then call the Town & Country specialists here at Chris Hamriding Estate Agents to find out more and book your all important viewing!

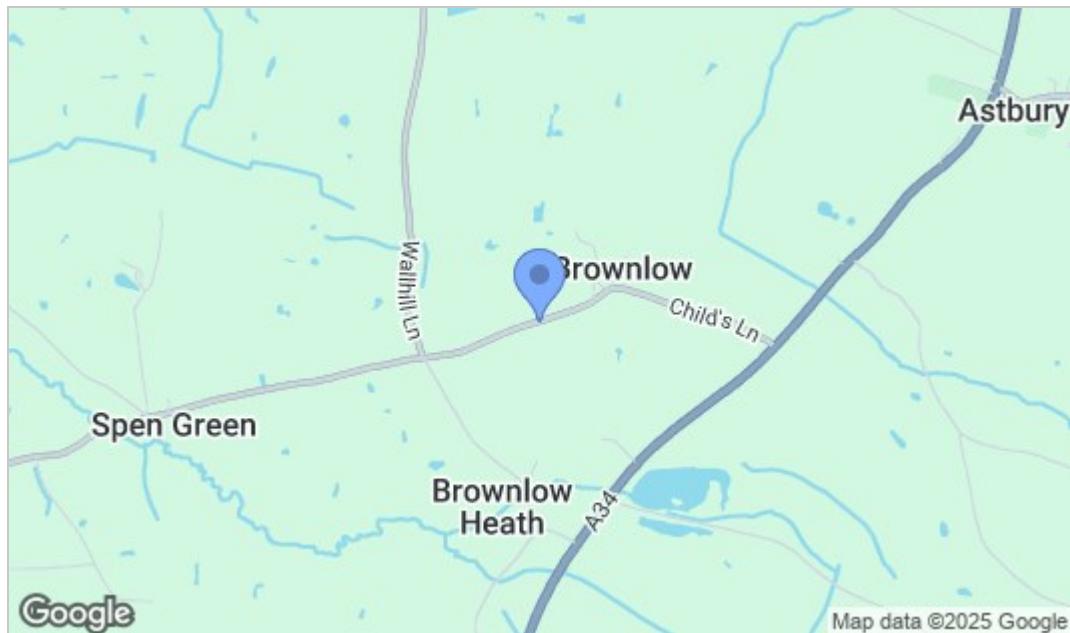
The local area

The rural hamlet of Brownlow is a desirable countryside location that proves popular with discerning buyers time and time again. The lifestyle on offer here is certainly that of a quiet country retreat, however, the local towns of Congleton, Sandbach & Holmes Chapel are within easy reach by car and the M6 motorway network is but 10 minutes drive away. Manchester airport is accessed within 30 minutes. Great schools in both private and state sector are within easy reach and a wide range of leisure activities such as golf courses, equestrian facilities, shooting grounds, gyms, retail parks and much more are all readily available. The aforementioned local pubs are the renowned Brownlow Inn & the recently renovated Blue Bell Inn; Both of which offer excellent dining and a warming community spirit.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	74	79
(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		

NOTICE Chris Hamriding Lettings & Estate Agents for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii), all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Chris Hamriding Lettings & Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.

