

# chrishamriding

## lettings & estate agents



### 2 Smethwick Hall Farm Barns Smethwick Lane, Brereton, CW11 2ST

### Price Guide £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 conversions, all enjoying manicured communal areas, and the property in question boasts a most generous private lawned garden along with a large garage and ample parking.

Inside, the accommodation is beautifully appointed and exudes quality across both floors. Three double bedrooms, including a master with an electric skylight, two luxurious bathrooms, and a country kitchen complete with two integrated freezers create a wonderful blend of practicality and charm. A tasteful lounge and abundant features throughout... 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!

The immediate local area is Cheshire countryside at its finest! Walking routes to the local nature reserve are literally a stone's throw away and sure to relax you with every step! A short drive to the affluent towns of Congleton, Holmes Chapel, and Sandbach offer an array of amenities, schooling, and commuter links, thus making this a truly idyllic offering!

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!

**What 3 words**  
basic.obstruct.judges

**Entrance hall**

**Guest WC**

**Cloaks cupboard**

**Dining area**

**Family area**

**Breakfast kitchen**

**Stairs and landing**

**Master bedroom**

**En suite**

**Bedroom two**

**Bedroom three**

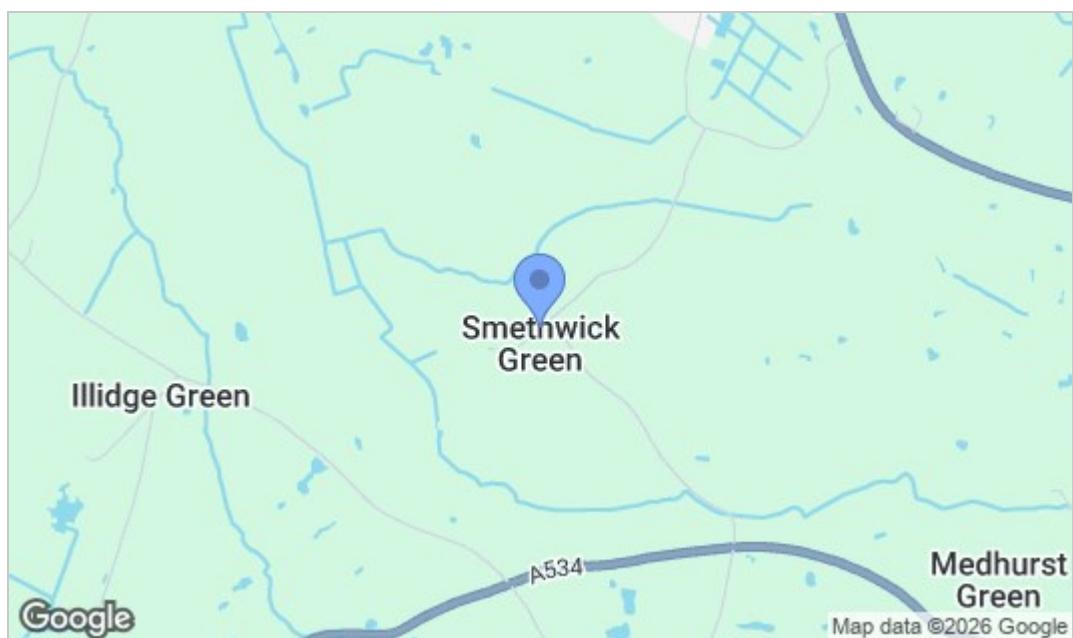
**Family bathroom**

**Garage and parking**

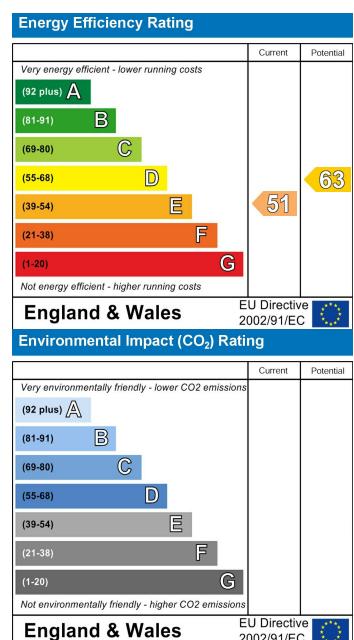
## Floor Plan



## Area Map



## Energy Efficiency Graph



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