



**GASCOIGNE
HALMAN**

HOLMES CHAPEL ROAD, LACH DENNIS

THE AREAS LEADING ESTATE AGENT



HOLMES CHAPEL ROAD, LACH DENNIS

An exquisite, beautifully proportioned, and immaculately presented four double bedroom, two-bathroom semi-detached barn conversion, all complemented by impressive well stocked private gardens which extend to approximately $\frac{1}{2}$ an acre. This attractive family sized home occupies the site of a former orchard, is nicely set back from view, and approached via electric gates where a substantial driveway extends to a superb, detached quadruple garage with electric Hörmann doors, mains electric, gas and water supply, and separate office with internet.

Over the years the current owners have completed a substantial project of refurbishment, resulting in a home that meets with modern day expectations, whilst retaining the features expected in a substantial barn conversion.

Accommodation briefly comprises; Imposing entrance porch, centrally located split level reception hallway with stone floor and cloakroom/W.C. There is a bright and spacious living room with open fireplace, and a fabulous contemporary style integrated dining kitchen with contrasting units set beneath a large island. This awesome 'day to day' living space boasts bi-fold doors which overlook the stone entertaining patio with gardens and views beyond. A separate utility room with stairs extending to a double bedroom completes the ground floor.

Located off the reception hallway in almost a separate wing, are three further double bedrooms including a stunning Principal bedroom with exposed beams, fitted wardrobes and luxuriously appointed En-suite. A 4-piece family bathroom completes the accommodation.

The extensive mature gardens and large stone entertaining patio provide the ideal backdrop to this delightful home and enjoy open views across Cheshire countryside. Whilst the quadruple garage with handy mains electric and water supply will no doubt appeal to car/motorcycle enthusiasts, it also provides fabulous scope and potential to convert to additional living space (subject to the required planning consent).



DIRECTIONS

SAT NAT: CW9 7SY

LOCATION

Lach Dennis is a desirable semi-rural village which provides for day to days needs including a local garage, church, pub/restaurant and village Hall, situated almost equidistant between Knutsford, Holmes Chapel and Northwich. Knutsford is just 6 miles distant an old market town rich in heritage and brimming with a variety of architectural features, particularly those built in an Italianate Tuscan style by the famous local architect, Richard Harding Watt. Linked by a web of ginnels, cobbles and courtyards, the two main streets are home to a variety of shops ranging from boutiques to large outlets including Waitrose, Booths, Boots and Aldi. Excellent education facilities cater for children of all ages nearby both state and private.

TENURE

Freehold

SERVICES (NOT TESTED)

All mains services are connected but have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire West and Chester Tax Band: G

TOTAL FLOOR AREA

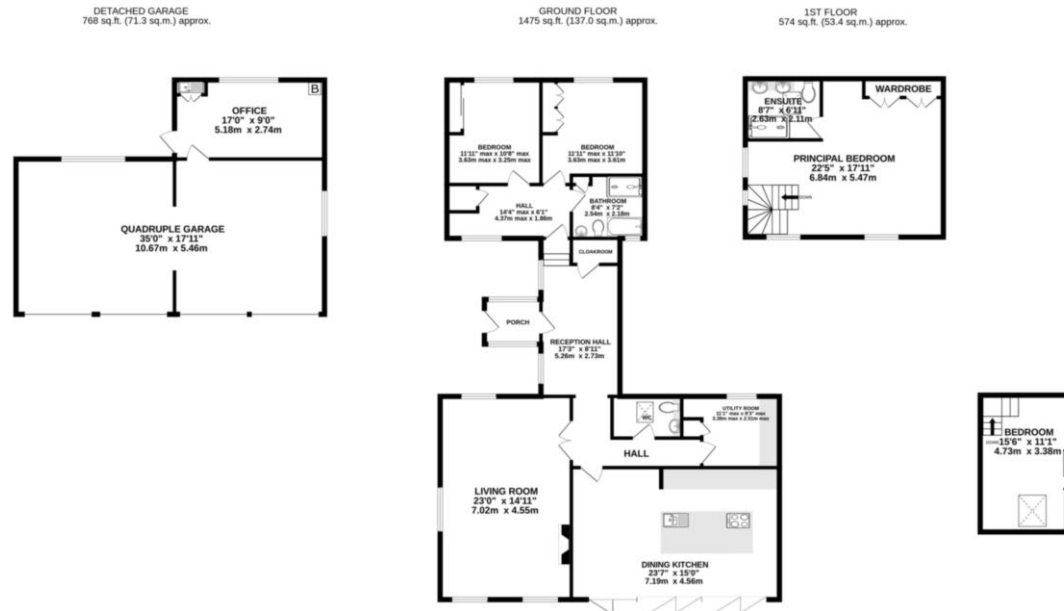
2817 sqft approx.

ENERGY PERFORMANCE RATING

TBC

VIEWINGS

Viewing strictly by appointment through the Agents.



TOTAL FLOOR AREA : 2817 sq.ft. (261.7 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
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