



THE LOFT

Cuckoo's Nest, Cheshire

Rickitt
Partnership

Unique property in a small exclusive development

Top floor barn conversion ♦ Three double bedrooms ♦ En-suite & bathroom ♦ Open plan living room ♦ Grade II Listed ♦ Wealth of features and character ♦ Parking & single garage ♦ Enclosed private garden

Description

A delightful and well presented Grade II listed three double bedroomed top floor barn conversion which formed part of the former 19th Century Eaton Estate yard for the Eaton Hall Railway. This unique and stunning property located in a small well kept exclusive development, has a wealth of features and character throughout including a stylish open plan kitchen living area. To the outside, there is a private enclosed lawned garden, allocated parking and attached single garage.

Entrance Porch

Accessed via a timber external staircase.

Open Plan Living Area

A range of base units with work surface above and inset one and half bowl sink with mixer tap. Integrated Beko dishwasher. Range of base to near ceiling units with integrated fridge and freezer, Neff electric oven, Neff microwave with warm drawer below. A large central island with breakfast bar, AEG five ring induction hob and wine cooler. A range of floor to near ceiling fitted cupboards. Feature walled living flame gas fire with stone surround. Two large windows to front and three skylights to rear. Exposed beams and timber. Timber under floor heating.

Inner Hall

Exposed beams. Timber under floor heating.

Bedroom One

Large window to front and one to side. Exposed beams. Timber under floor heating.





Dressing Hall

Range of fitted wardrobes, shelving and drawers below.

En-Suite Shower Room

Large walk in shower, low level WC and hand wash basin with mixer tap and vanity unit below. Tiled under floor heating. Wall mounted heated towel rail.

Bedroom Two

Large window to front. Exposed beams. Timber under floor heating.

Bedroom Three

Large window to front. Timber under floor heating.

Bathroom

Bath with shower above, low level WC and hand wash basin with mixer tap and vanity unit below. Part tiled walls. Skylight to rear. Tiled under floor heating. Wall mounted heated towel rail.

Outside

The property overlooks a well kept communal courtyard to the front.

Garden

A private enclosed garden mainly laid to lawn with well stocked borders and a paved terrace area.

Attached Single Garage

Double doors to front with door to side. Power and light.

Parking

There is allocated parking in front of the garage with at least two spaces.

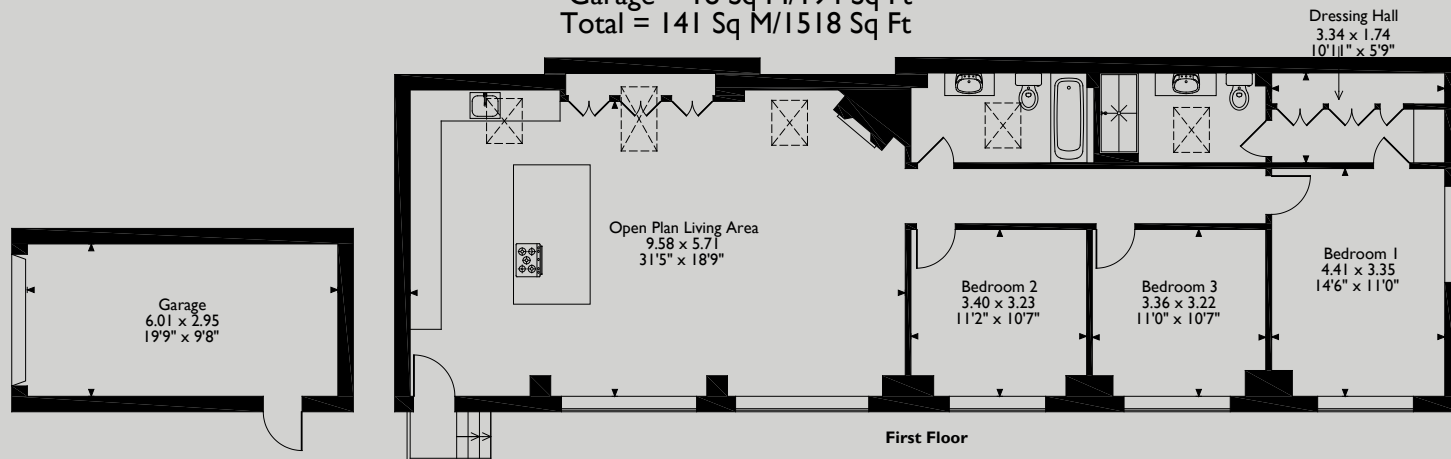
Property Information

The council tax is band E. We understand the property is leasehold with 999 years from 2002. Service charge is approx. £100 per month. Each property owner becomes a director of the management company which owns the freehold to the development. Mains water, electricity and shared private drainage are connected. Gas fired central heating and hot water.



Floorplans

Approximate Gross Internal Area
Main House = 123 Sq M/1324 Sq Ft
Garage = 18 Sq M/194 Sq Ft
Total = 141 Sq M/1518 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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