



1 Lake View

Alsager, ST7 2FY

Price £425,000



Nestled in the picturesque location of Lake View, Alsager, Cheshire, this charming semi-detached house is a stunning barn conversion that beautifully marries original features with modern comforts. Built between 1850 and 1870 and thoughtfully renovated and extended in 2000, the property boasts an array of delightful characteristics, including exposed beams that add to its rustic charm.

Inside, on the ground floor you will find a living room, dining room, perfect for both entertaining and relaxing and a study/bedroom. The living room is particularly inviting, featuring a multi-fuel burner that creates a warm and cosy atmosphere, complemented by a sun room that invites natural light. The bespoke kitchen, handcrafted by Tylman of Stone, is a culinary enthusiast's dream, equipped with integrated appliances, a range cooker, and a traditional Belfast sink. There is also a ground floor W/C and reading nook to enjoy.

On the first floor the property offers two well-appointed bedrooms, with bedroom one benefitting from a private balcony, providing a serene retreat and a fitted en suite. Additionally, the first floor features a stylish fitted bathroom and also a usable multi-functional space that can serve various purposes, which is currently being used as a home office.

Outside, the front courtyard provides a charming entrance, while the deceptively spacious rear garden offers a tranquil outdoor space, perfect for enjoying the summer months with family and friends. To the rear of the property there is off road parking for two vehicles and a picturesque lake.

Situated within walking distance to Alsager town centre, residents will enjoy easy access to local amenities, including popular local pubs and restaurants including The Lodge, South Cheshire CAMRA pub of the year 2023 & 2024, and the scenic Home Farm Fisheries. It also benefits from excellent connections to the M6 and the train station. This property is a rare gem, combining historical charm with modern living.

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Entrance Hall

Composite double glazed entrance door to the front elevation. Radiator. Original exposed beams. Reading nook under the stairs. Stairs to the first floor. Built in storage cupboard. Karndean flooring.

W/C

Low level W/C and a wall mounted hand wash basin. Original exposed beam. Radiator. Tiled flooring.

Living Room With A Sun Room

16'5 x 11'4 (5.00m x 3.45m)

UPVC entrance door to the side elevation. UPVC double glazed conservatory style windows to the rear elevation. Original multi fuel burner with a tiled hearth, original stone surround and a wood effect mantle. Coving to the ceiling. Feature exposed wooden beam. Ceiling rose. Featured wall lighting. Radiator. Television point.

Breakfast/Kitchen

14'0 x 11'3 (4.27m x 3.43m)

Wooden double glazed stable door to the rear elevation. Wooden arched double glazed window to the rear elevation. A selection of solid oak Bespoke units, handmade by Tylman of Stone, which benefit from handy pull out storage. Pietra solid surface Quartz effect, and solid wood butcher block work surfaces, incorporating a Belfast sink. Free standing Range cooker

featuring a wooden mantle, with a fan oven, oven grill, five ring gas hob and built in extractor. Integrated washing machine, dish washer, fridge and two freezers. Built in wine cooler and bin. Built in larder cupboard/cloakroom. Partially tiled walls. Cast iron radiator. Feature wall panelling. Tiled flooring.

Dining Room

11'9 x 10'9 (3.58m x 3.28m)

Composite double glazed window to the side elevation. Original exposed beams. Radiator.

Study/Bedroom Three

10'9 x 6'6 (3.28m x 1.98m)

Composite double glazed window to the front elevation. Original exposed beam. Cast iron radiator. Reclaimed wood featured shelving.

First Floor Landing

Velux skylight. Loft access to a partially boarded loft space.

Bedroom One

13'3 x 11'0 (4.04m x 3.35m)

Composite double glazed stable door to the outdoor terrace. Bespoke fitted solid wood wardrobe and chest of drawers, handmade by Tylman of Stone. Original exposed beam. Radiator. LVT flooring.

En Suite

A fitted suite comprising of a

shower enclosure with a wall mounted shower, wall mounted wash hand basin and a Mid level W/C. Partially tiled walls. Featured lighting. Radiator. Extractor fan. Tiled flooring.

Bedroom Two

8'3 x 8'1 (2.51m x 2.46m)

Composite double glazed window to the front elevation. Bespoke fitted solid wood wardrobes and drawers, handmade by Tylman of Stone. Radiator.

Bathroom

Velux skylight. Fitted suite comprising of a panelled bath with hand held shower, vanity wash hand basin with storage below and a low level W/C. Recessed ceiling down lighters. Extractor fan. Radiator.

Multifunctional Space

8'5 x 5'10 (2.57m x 1.78m)

Velux skylight. Fitted wardrobes and eaves storage.

Exterior

To the front of the property there is a spacious communal courtyard with space for outdoor furniture. To the side, steps to the outdoor terrace off bedroom one. The rear cottage walled garden is deceptively spacious, with a lawned garden and a paved patio area all with a selection of established trees, flowers and plant borders. The property also benefits from off

road parking and an electric vehicle charger point. There is also a wood store shed and an outside tap. One outstanding feature is the scenic lake to rear of the property. Surrounding the estate you will find open fields, public footpaths and scenic views which would be great for morning or evening strolls with friends/family and dogs.

Additional Information

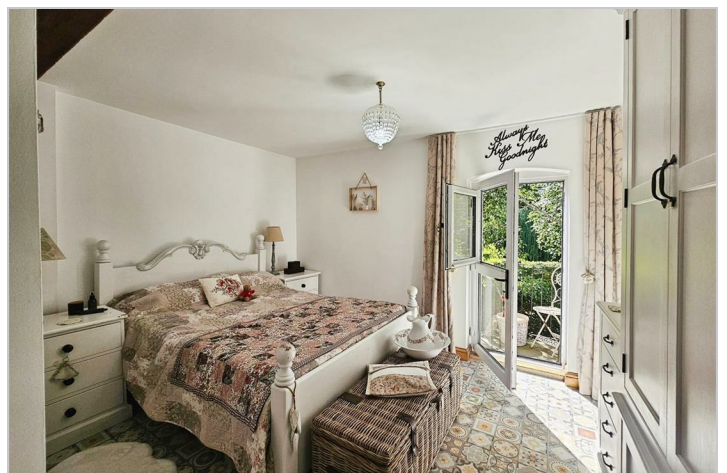
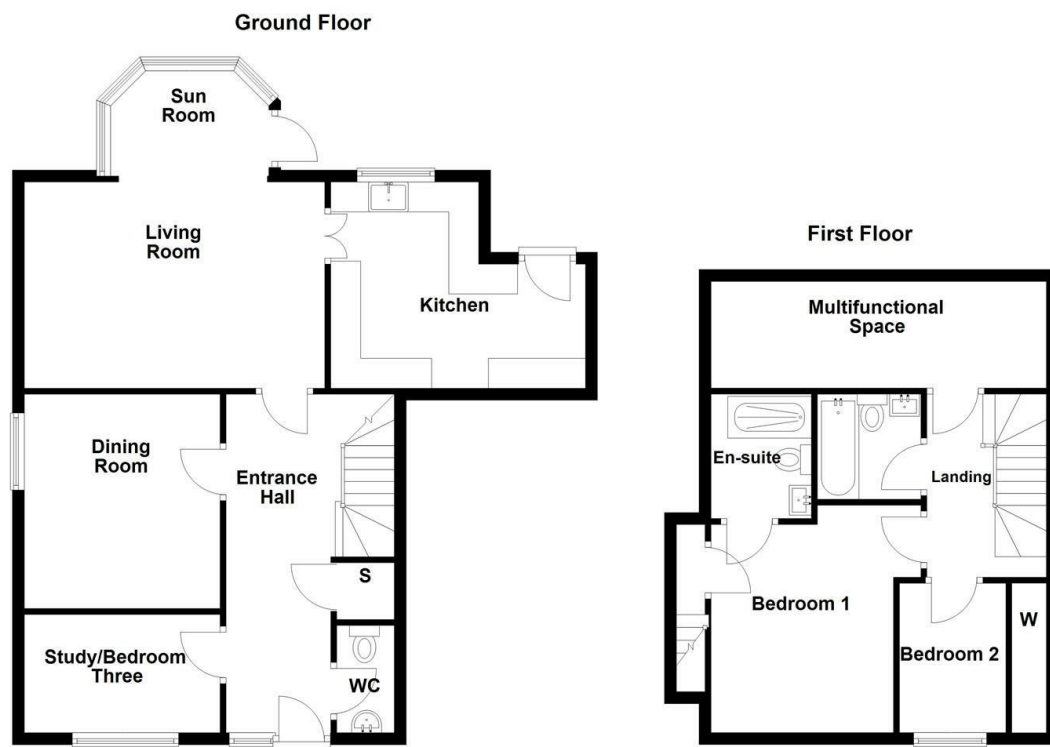
Freehold.
Council Tax Band E.
Residents Management Fee £85.00 a Month.

Total Floor Area 116 square meters / 1248 square feet.

Disclaimer

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Tel: 01782 470391



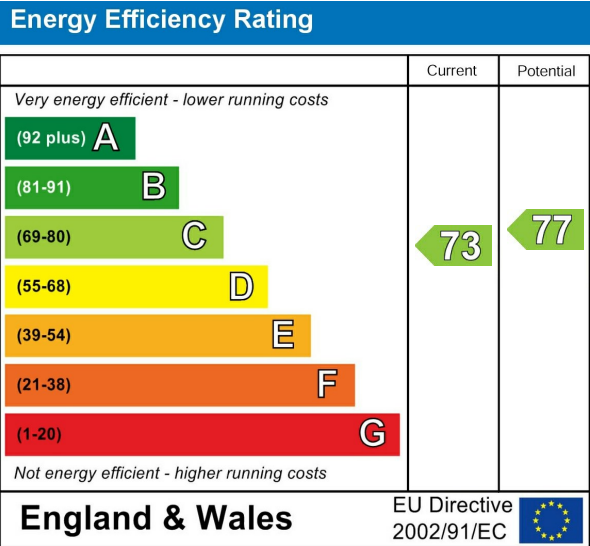
Road Map



Hybrid Map



Energy Efficiency Graph



Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

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