



Brick House Barns, Congleton Road, Sandbach, CW11 4SR
Sandbach

Offers in the Region of
£315,000

Bedrooms: 3

Bathrooms: 2

Receptions: 2

Grade II Curtilage Listed | Three Bedrooms | Around 1,200 sq ft | Parking | Garden | Converted 2007 | Updated 2025

There is a quiet ease to life at Coachman's Cottage. The kind of place where mornings begin with birdsong and the first cup of coffee comes with soft light and fresh country air.

Set within a small courtyard of just four converted barns and the original farmhouse, this is the end barn with only one adjoining wall and an open aspect to the rear that looks out across neighbouring fields. You feel gently connected here, enjoying the countryside's calm with the convenience of quick routes in and out of town when you need them.

Step through the gate and you will find a private garden at the front, a lovely outdoor space that enjoys light throughout the day and offers a welcoming approach to the front door.





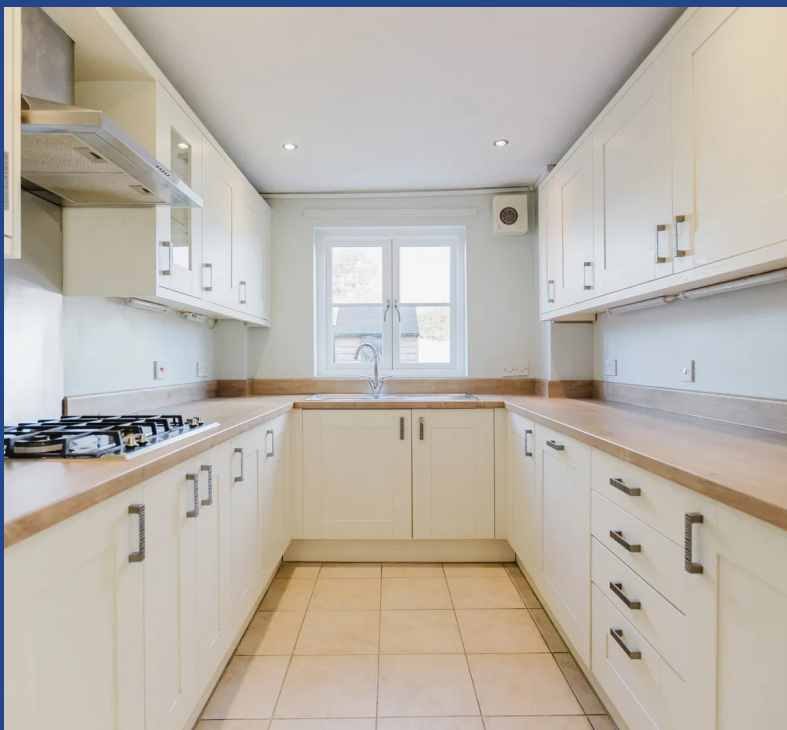
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Inside, there is a natural sense of calm. The hallway greets you softly, with a cloakroom tucked neatly to one side and stairs rising ahead. The dining room sits at the centre of the home, made for family meals, everyday moments and unhurried evenings. There is also a large understairs cupboard, ideal for coats, bags and practical storage. From the dining room, one door leads through to the kitchen and utility, and the other through to the lounge.



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The lounge feels warm and inviting, centred around a brick fireplace. The kitchen is simple, practical and well-equipped, with ample cupboard space, integrated fridge, freezer and dishwasher, plus a separate utility room that keeps day-to-day living easy and organised.

Upstairs, the home continues its calm tone. There are three double bedrooms and two bathrooms, including a main bedroom with a walk-in wardrobe and an en-suite shower room. The circular barn windows are a nod to the building's history, filling each room with gentle light and timeless character.

Converted in 2007, the cottage has been carefully maintained, with new windows fitted in 2025 and a new boiler installed in 2021. Having been rented for a short time, it is now ready for someone to bring their own warmth, personality and story back into it.





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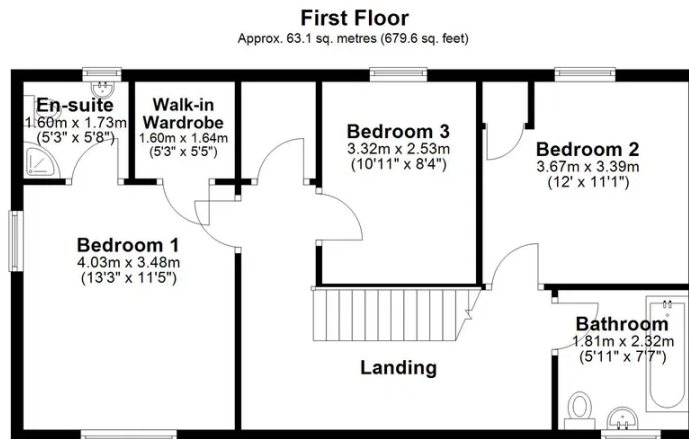
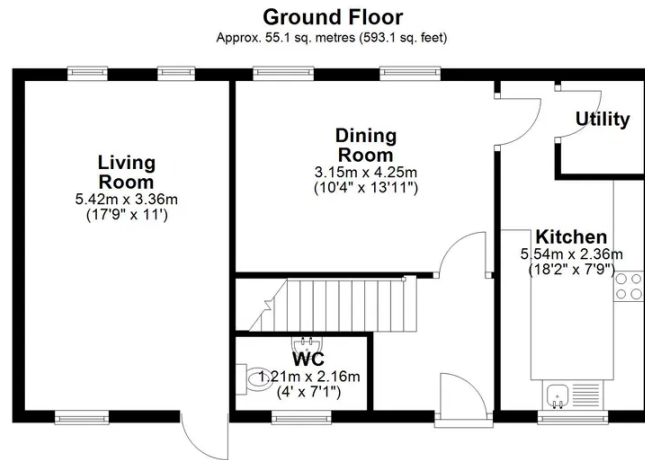
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Outside, the front garden is private and manageable, perfect for an evening glass of wine or a morning coffee in the sunshine. The courtyard provides private parking just steps from the door and a welcoming sense of arrival every time you return home.

Life here feels grounded and connected. Sandbach, Holmes Chapel and Congleton are all close by, each with their own schools, cafés and independent shops. Whether it is a commute, school run or weekend escape, everything feels within easy reach, yet when you are home, there is that wonderful sense that the world slows down a little.

Coachman's Cottage is not just a place to live. It is a feeling. A calm, characterful home where you can breathe deeply, slow the pace, and start your next chapter in the heart of Cheshire.

The maintenance fee of £50 covers - Electricity for the pump, Desludging of the septic tank, and maintenance of the communal grounds.



Total area: approx. 118.2 sq. metres (1272.7 sq. feet)