



Wright Marshall
Estate Agents

2 Tan House Barns, Macclesfield Road, Congleton, CW12 2ND



£2,500 Per Calendar Month

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Nestled within an exclusive small executive development, this beautifully converted barn offers a unique blend of rustic charm and modern living. With four spacious bedrooms and four well-appointed bathrooms, this property is perfect for families or those seeking ample space for guests.

The property is unfurnished, has been recently redecorated throughout, with new carpets being installed Early November.

Council Tax Band G
EPC Rating D

Description

The property is approached through an impressive exposed brick archway that opens into a charming gravelled courtyard. There is ample parking, including two open-fronted garages with power and lighting, plus additional space for two vehicles.

Inside, a spacious and welcoming reception hallway provides access to a convenient guest W/C, the kitchen, and the principal living room. Double doors lead into a generous lounge, where an exposed Cheshire brick fireplace with a log burner-style fire creates a warm and inviting focal point. The room showcases the home's character, with beautiful exposed beams and period detailing throughout.

At the heart of the property lies the open-plan family dining kitchen, thoughtfully designed for both relaxation and entertaining. This impressive space features a large central island, ample dining area, and an additional sitting zone, all flooded with natural light from dual-aspect windows and patio doors that open onto the garden.

Upstairs, there are four well-proportioned bedrooms, each boasting vaulted ceilings and original oak beams. The Master Suite stands out for its generous size and includes a dressing room, en-suite shower room, and extensive eaves storage. Both the second and third bedroom enjoy private en-suite shower rooms, while Bedroom Four has use of the main bathroom.

Outside, the expansive landscaped gardens back onto open farmland, offering breath taking views across the Cheshire countryside towards Macclesfield, creating a truly peaceful and private setting.

Location

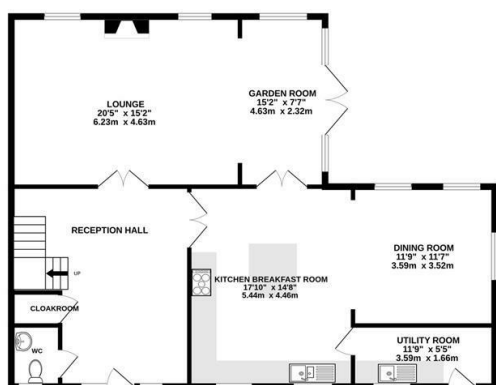
Despite its tranquil rural position, the property remains within easy reach of local amenities, schools, and major transport links, making it ideal for professionals or families seeking both convenience and serenity.

Eaton is a charming rural village located just a few miles north of Congleton in the heart of the Cheshire countryside. Known for its peaceful surroundings and beautiful open landscapes, the area offers a perfect balance of country living and convenience. The village features a welcoming community, a popular local pub, and easy access to scenic walking routes and outdoor spaces. Congleton town centre is only a short drive away, providing a wide range of shops, restaurants, schools, and leisure facilities. Excellent transport links connect Eaton to nearby towns such as Macclesfield and Holmes Chapel, as well as major road networks including the A34 and M6, making it ideal for commuters seeking a tranquil yet well-connected location.

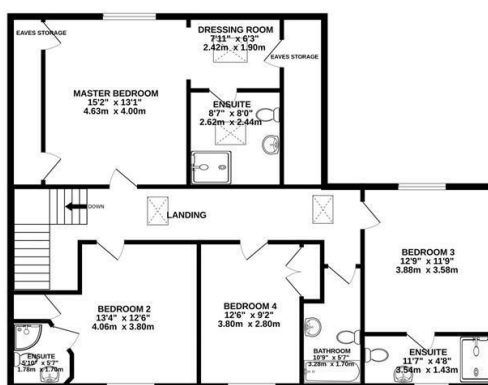




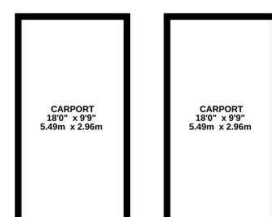
GROUND FLOOR
1191 sq.ft. (110.6 sq.m.) approx.



1ST FLOOR
1197 sq.ft. (111.2 sq.m.) approx.



350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 2738 sq.ft. (254.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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