

# chris hamriding

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## **3 Moss End Farm Barns Moss End, Sandbach, CW11 2XQ**

### **Offers In The Region Of £450,000**

Take a moment to view our guided tour of this stunning barn conversion and immerse yourself in it's beautiful surroundings!

Nestled in the charming village of Moss End, Smallwood, this delightful character property offers a unique blend of modern living and rustic charm in a pleasant, semi-rural setting. Built in 2007 and having one owner since, this deceptively spacious barn conversion boasts an array of characterful features that truly enhance its appeal.

Accompanying the home are a number of features to note, some of which include:- oak internal doors and flooring to the majority of the ground floor, exposed ceiling joists to the first floor, a most attractive contemporary dining hall with a view of the exceptional vaulted first floor galleried landing, a spacious dual aspect lounge with feature wall-hung fire, a ground floor cloakroom, a fitted kitchen complete with a wealth of deep storage and granite working surfaces plus an instant hot water tap! Upstairs, there are three well-balanced double bedrooms with en-suite shower room to the master bedroom, porthole window to bedroom two and a versatile third room all serviced via the family bathroom.

One of the standout features of this property has to be the stunning gardens that surround it, providing a tranquil outdoor space to enjoy the beauty of nature in privacy. The gardens are perfect for gardening enthusiasts or those simply wishing to unwind and relax in a peaceful setting.

**Accommodation**

**Entrance Hall**

**Cloakroom**

**Lounge 16'9" x 10'10" (5.11 x 3.31)**

**Kitchen/Diner 16'10" x 8'11" (5.15 x 2.73)**

**Utility 5'7" x 4'5" (1.71 x 1.37)**

**First Floor Landing**

**Bedroom One 17'10" x 9'1" (5.44 x 2.78)**

**En-suite 6'2" x 4'5" (1.90 x 1.37)**

**Bedroom Two 11'1" x 10'0" (3.38 x 3.06)**

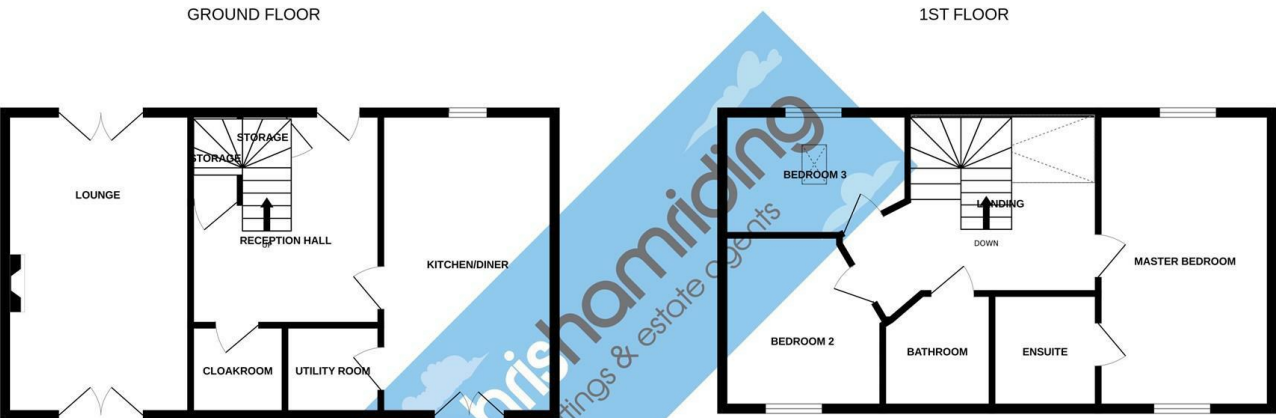
**Bedroom Three 11'3" x 8'6" (3.43 x 2.60)**

**Family Bathroom 6'5" x 5'11" (1.96 x 1.82)**

**Garage 17'10" x 8'6" (5.44 x 2.60)**

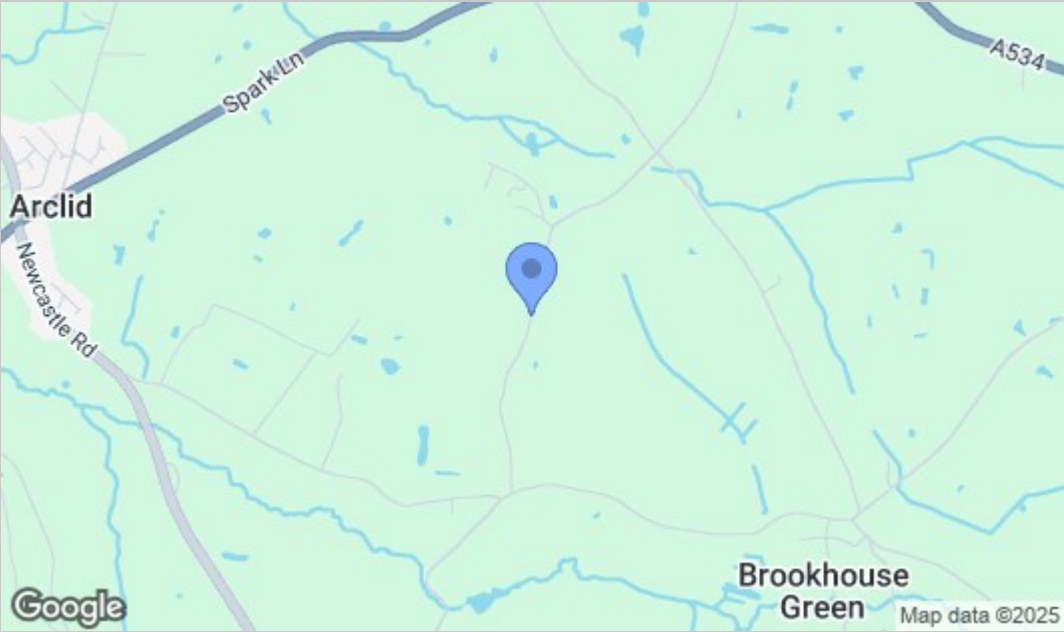


Floor Plan

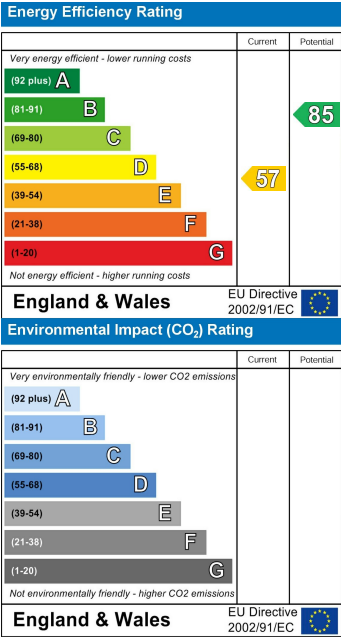


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



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