



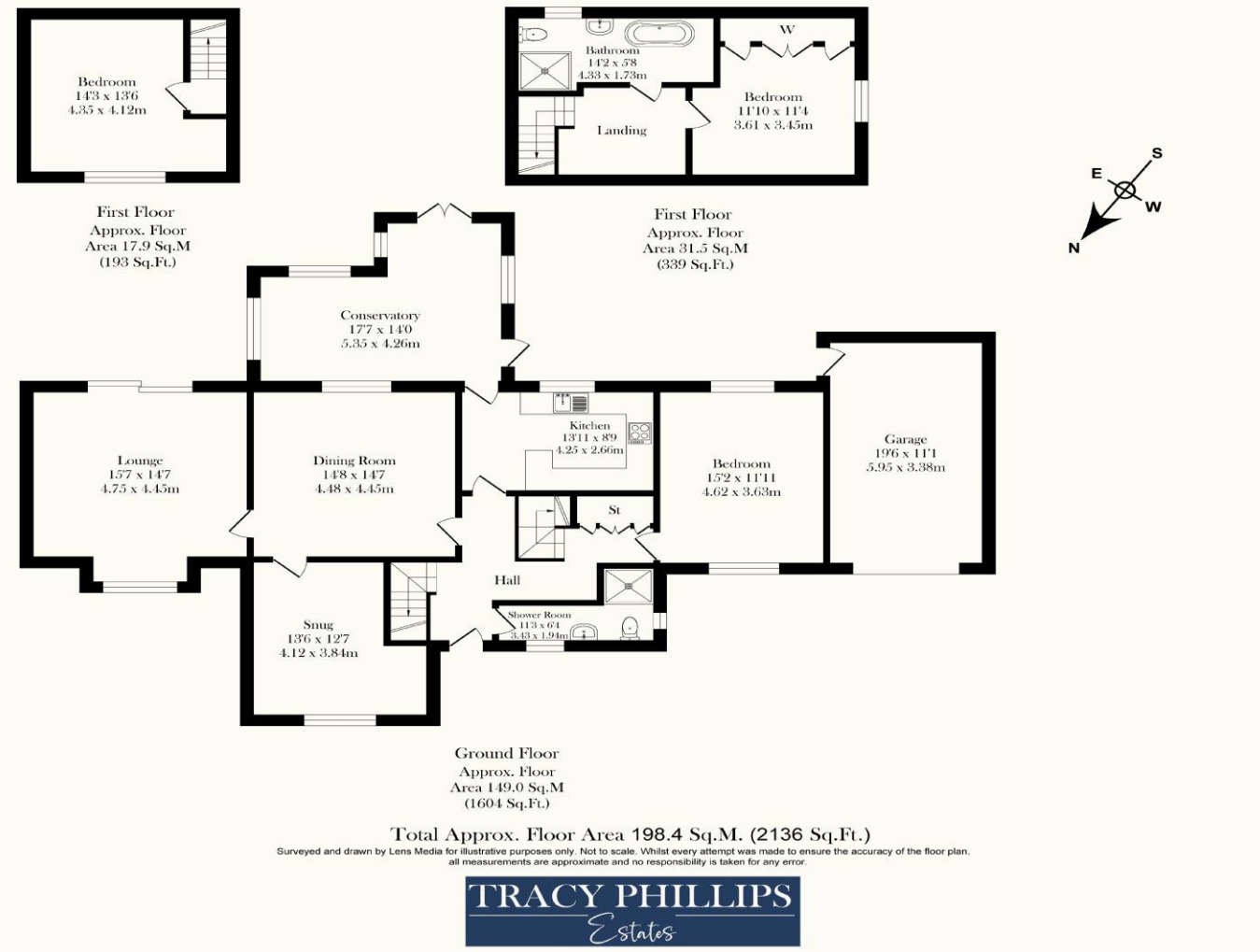
TRACY PHILLIPS

Estates



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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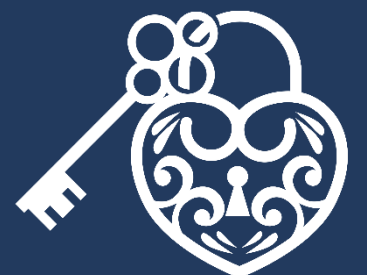
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Asking Price: £595,000

Shevington Lane, Shevington

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Resting on a most impressive plot which extends to just over a third of an acre, Coach House Farm is a completely individual, picture postcard pretty, detached former farmhouse filled with charm. The building is understood to have once belonged to Standish Estate and is believed to have been built in the 1800's and has been a private dwelling since 1921. This beautiful home is brimming with character and period features and should be viewed to understand and appreciate the charm and character of this immaculately cared for home and extensive plot.

The accommodation, which extends to circa 2136 sq feet, reveals the interior of the home retaining all of the character and yet features modern accents throughout. There is a welcoming entrance hallway which provides two staircases to the upper floor bedrooms and leads into the stunning dining room and through into the most cosy lounge and a separate snug. The lounge features a wood burning stove and large picture window overlooking the gardens, whilst the snug also offers an exposed brick fireplace and additional reception area. The dining room is located directly from the kitchen, perfect for family gatherings, and the kitchen is fitted with stylish and timeless Shaker cabinetry. A breakfast bar, granite worksurfaces and integrated appliances are some of the highlights, as is access into the stunning garden room with glazed elevations, lantern roof lights and bi fold doors leading to and enjoying views over the remarkable gardens. The ground floor is completed with an elegant shower room and ground floor bedroom making this home very versatile. A half staircase leads to one of the further bedrooms which also has easy access to the shower room and the master bedroom suite is located along a further returning staircase. Featuring its own landing area, extensive built-in wardrobes and drawers and an impressive en-suite four piece bathroom suite.

Externally, the property rests on a superb plot enhanced by a drive in/drive out driveway offering lots of off-road parking on the driveway, bordered by mature planting, and leading to the attached garage. The rear garden is an absolute delight. Quintessentially an English cottage garden, filled with lawns, mature planting and an impressive York stone patio and pergola this fabulous garden has been created and cared for by the current owners into a tranquil and private sanctuary. There is also a large shed and a greenhouse.

Shevington Village is close by and offers shops and amenities, along with excellent motorway and rail access, super schools and both canal side and woodland walks.

Viewings of Coach House Farm are now welcomed. Prepare to be charmed by this distinctively English character home.



