



**GASCOIGNE
HALMAN**

THE CHAPEL HOUSE, MARTINS MOSS, SMALLWOOD

THE AREAS LEADING ESTATE AGENT



THE CHAPEL HOUSE, MARTINS MOSS, SMALLWOOD

£595,000

A charming, deceptively spacious, three double bedroomed converted Chapel dating back to the 1900's set in a rural location with beautiful garden and attached outbuilding.

Step inside and be greeted by a large entrance hall with fireplace. A cozy living room is an ideal spot for relaxation with its double doors opening out to the South westerly facing garden letting in plenty of natural light. A large dining area can be found to the front of the property perfect for hosting. The fully equipped kitchen complete with ample storage space and counter tops also gives access to the garden.

To the first floor the large landing makes an ideal study/library with three double bedrooms, bedroom one benefits from a dressing area with built in wardrobes.

The large bathroom boasts a luxurious feel with modern fixtures and separate shower room for convenience.





The outside space of this property is one to note with its large private South westerly facing garden with patio area and mature trees and shrubs. The attached outbuilding, although in need of some repair, has a lot of potential and could be incorporated into the house, subject to the usual planning permission.

With parking to the front of the property and side access to the garden this charming property must be viewed to be appreciated.

DIRECTIONS

CW11 2UW- Martins Moss Lane, Sandbach

LOCATION

Smallwood is a beautiful rural Cheshire hamlet surrounded by open countryside, however, by no means isolated and within easy commuting distance of the North West motorway network, in particular the M6 at Junction 17 Sandbach. Nearby rail station at Holmes Chapel provides a regular commuter service from Manchester to Crewe and Manchester International Airport is also close by. Holmes Chapel, Knutsford, Congleton and Sandbach provide a good range of day to day shopping facilities, with the larger towns of Macclesfield, Northwich and Wilmslow providing a more extensive range of larger retail outlets. Excellent educational facilities are catered for in both the state and private sectors. There are many leisure facilities on hand, particularly local golf courses and for the equestrian, Somerford Park Farm at Brereton Heath provides an indoor and outdoor riding school, cross country courses and farm rides.

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East band E

ENERGY PERFORMANCE RATING

EPC Rating E

SERVICES (NOT TESTED)

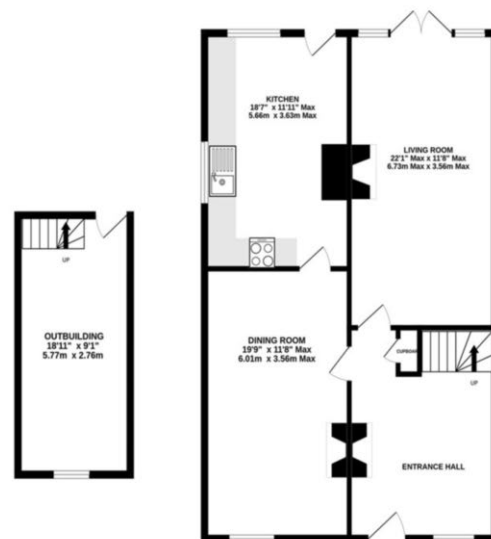
Services have not been tested and you are advised to make your own enquiries and/or inspections.

VIEWING

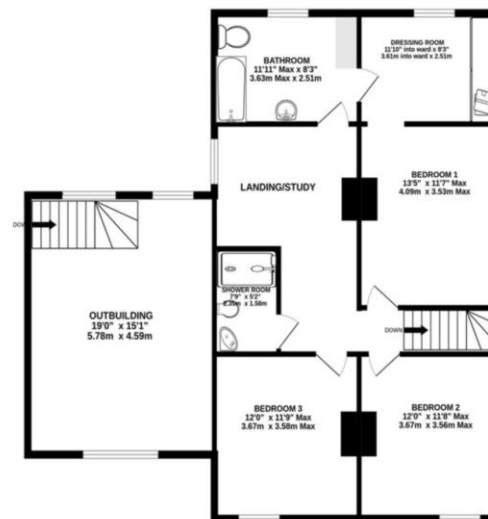
Viewing strictly by appointment through the Agents.

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved

GROUND FLOOR
1008 sq.ft. (93.7 sq.m.) approx.



1ST FLOOR
1135 sq.ft. (105.5 sq.m.) approx.



TOTAL FLOOR AREA : 2144 sq.ft (199.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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