



**Lightwood Farm Ashbourne Road, Cheadle, Staffordshire
ST10 1SJ**

Price £495,000



Kevin Ford & Co. Ltd.

Chartered Surveyors, Estate Agents & Valuers

Discover a remarkable barn conversion that perfectly blends semi-rural charm with modern elegance, located just beyond the vibrant Cheadle Town Centre. This exquisite property has been thoughtfully designed, showcasing a harmonious mix of traditional features and contemporary finishes. Upon entering, you are greeted by a welcoming entrance hall and a convenient cloakroom. The spacious lounge is bathed in natural light, making it an ideal area for relaxation and entertaining. The stylish kitchen features light-colored shaker-style units topped with luxurious quartz countertops, complemented by a central island that offers a cosy breakfast area. Adjacent to the Kitchen is the sitting/ dining room provide a perfect setting for family gatherings. As you ascend to the upper floor, you will find a generous landing leading to the bedrooms. The master bedroom is a private retreat, complete with an en-suite bathroom and a dressing room for added convenience. There is also an additional master bedroom with its own en-suite shower room, making it ideal for guests or family members. Two further bedrooms each exude unique character, including one adorned with charming beams. The luxury family bathroom is designed with relaxation in mind, featuring high-end fixtures. Set within generously sized, landscaped grounds, this property provides ample space for family activities and outdoor entertaining. A delightful summer house enhances the outdoor experience, perfect for enjoying warm days. Additional amenities include ample allocated parking and a garage for your convenience. This stunning barn conversion offers an exceptional opportunity to embrace a tranquil countryside lifestyle while remaining close to the conveniences of town. Don't miss your chance to make this remarkable property your new home.



The Accommodation Comprises:

Entrance Hall

4'4" x 11'6" (1.32m x 3.51m)

The entrance hall features built-in double storage and plumbing for an automatic washing machine, complemented by a tiled floor.

Cloakroom

2'11" x 5'7" (0.89m x 1.70m)

Including a low flush WC with a mixer tap and a vanity unit below, featuring part-tiled walls and a tiled floor.

Spacious Lounge

18'1" x 11'7" (5.51m x 3.53m)

The lounge is adorned with traditional decor, serves as the perfect retreat, featuring four windows—one large window that captures stunning views.

Breakfast Fitted Kitchen

17'4" x 14'7" (5.28m x 4.45m)

The kitchen features a lovely traditional light cream shaker-style design, topped with luxurious quartz worktops showcasing a mottled texture. There is ample space between the units for a freestanding Leisure Rangemaster (LPG), complete with a glass extractor hood above. The units are enhanced with a tiled splash-back, while additional cabinetry frames a suitable area for an American-style fridge freezer. At the center of the room, an island provides a casual dining space. The kitchen is further complemented by a tiled floor, two windows, air conditioning and stylish spot lighting.

Sitting/ Dining Room

12'2" x 11'6" (3.71m x 3.51m)

The reception room is versatile and can serve as a dining room, though it is currently utilised as an additional sitting area. It features a tiled floor and double patio doors with two side panels that open onto the rear paved patio and garden.

First Floor

Stairs rise up to the:

Landing

24'7" x 3'7" (7.49m x 1.09m)

Showcases stylish feature beams, adding character and charm to the space.

Master Bedroom

11'11" x 14'7" (3.63m x 4.45m)

The room includes an excellent range of high-gloss wardrobes, overhead bed cupboards, and drawer units, all complemented by a feature beamed ceiling. A double-glazed window and a radiator enhance the comfort and aesthetic of the space.

En-Suite Shower Room

6'3" x 5'5" (1.91m x 1.65m)

The en-suite includes a fully double shower unit with a plumbed-in shower, a wash hand basin with a mixer tap and vanity, a low flush WC, and a chrome towel radiator.

Master Bedroom Two

13'7" x 9'4" (4.14m x 2.84m)

The second master bedroom includes built-in double wardrobes, a radiator, a double-glazed window, and a feature beam ceiling, providing both style and comfort.

En-Suite Shower Room

6'3" x 5'5" (1.91m x 1.65m)

Featuring a fully tiled corner shower, a pedestal wash hand basin with a mixer tap, a chrome towel radiator, a shaver point, a low flush WC, and part-tiled walls.

Bedroom Three

13'8" x 7'1" (4.17m x 2.16m)

The third bedroom features a Velux window, inset spot lighting, and a radiator, creating a bright and inviting atmosphere.

Bedroom Four

13'8" x 9'3" (4.17m x 2.82m)

Includes charming feature beams, a double-glazed window, and a radiator, adding character and warmth to the space.

Family Bathroom

7'0" x 5'6" (2.13m x 1.68m)

The family bathroom is a well-appointed space featuring a stylish P-shaped bath complete with a glass side screen and a convenient plumbed-in shower spray. It includes a modern wash hand basin paired with a sleek vanity unit below, alongside a low flush WC for efficiency. The inviting ambiance is enhanced by part-tiled walls, a chrome towel radiator, and charming feature beams, making this bathroom both functional and aesthetically pleasing—a perfect retreat for relaxation.

Outside

The exterior of the barn is beautifully situated within the

stunning development of Lightwood Farm, nestled in a corner and highlighted by an impressive arched window. Approaching the property, a paved pathway invites you to the front door, flanked by lush lawned greenery and charming picket fencing that defines the boundaries. Parking is convenient with four allocated spaces, along with a SINGLE GARAGE (17'6" x 9'3") for additional parking or storage needs.

The rear of the property is particularly striking, featuring expansive lawned gardens that offer ample outdoor space for relaxation and recreation. An extensive patio area provides an ideal setting for seating and entertaining, complemented by two inviting pathways. One pathway leads to a picket fence, while the other guides you to a delightful SUMMER HOUSE (9'7" x 11'7") equipped with light and power, perfect for enjoying year-round. This outdoor oasis truly enhances the appeal of this remarkable barn conversion.

Services

The Property has the benefit of LPG GAS CENTRAL HEATING and electricity & water. The property has UNDER FLOOR HEATING to the ground floor.

Tenure

We are informed by the Vendors that the property is Freehold, but this has not been verified and confirmation will be forthcoming from the Vendors Solicitors during normal pre-contract enquiries.

Viewing

Strictly by appointment through the Agents, Kevin Ford & Co Ltd, 19 High Street, Cheadle, Stoke-on-Trent, Staffordshire, ST10 1AA (01538) 751133.

Mortgage

Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

Agents Note

None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.





