



81 MANOR ROAD, SANDBACH, CHESHIRE, CW11  
2ND  
OFFERS OVER £325,000



STEPHENSON BROWNE



NO ONWARD CHAIN - Appointed to exacting standards this enchanting home draws you inside and offers an impressively long list of top features throughout, not least its sought after location and open aspect to the rear with beautiful views.





### Agents Remarks

Wonderful character property built in 1886, which has maintained its period charm whilst incorporating modern day luxury.

Originally constructed with elegant qualities and local Cheshire brick an attractive façade leads to an interior bursting with style; the Dining Kitchen offers 2 AGA range style cookers and a multitude of remotely controlled cooking options, NEWLY INSTALLED (March 2024) boiler solid granite work surfaces and plenty of room for dining guests.

The spacious Victorian style Conservatory offers further living space options with an open outlook across fields forming a most appealing and relaxing atmosphere.

An inset log effect gas stove to the Sitting Room adds to the character and is the main focal point of the room, spacious dimensions for furniture create an excellent reception room and continues the tasteful décor which can be found throughout.

Solid pine internal doors with wrought iron latches lead into all rooms and upon the First Floor are 2 Bedrooms and stunning 4 piece Bathroom having Travertine tiles from top to bottom with underfloor heating and glazed Adata shower enclosure. A converted Loft Room is located on the second Floor with Velux windows to the rear elevation and En-Suite WC and wash basin.

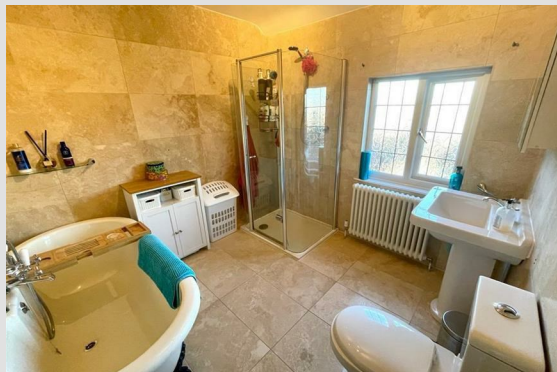
Special mention must be made of the brick built outbuildings, which offer potential for a workshop, home office or an annexe. There is also a central Courtyard with a collection of mature beds, off road parking to the front and rear garden backing onto fields.

The property also benefits from approved planning permission internally for a two-storey side extension together with an extension of the existing loft conversion and a single-storey rear extension with balcony area. Externally, there is approved planning for conversion of the existing garage and outbuilding with a front extension and porch canopy, rear outbuilding extension and new glazed link connecting to the main property. Planning ref: 23/0603C

### ACCOMMODATION

#### Entrance Porch

Covered area with featured lattice style exterior door and double glazed front door with glazed and leaded inserts.





### **Sitting Room**

15'1" x 14'1"  
Inset log effect gas fired cast iron stove, tiled hearth and polished wooden surround. Original quarry tiles flooring. Beams to ceiling, radiator, ceiling light point, TV point, telephone point, built in wooden storage cupboard to the chimney breast recess. Door to rear vestibule. UPVc double glazed window to the rear, 2 x wall light points.

### **Dining Kitchen**

19'2" x 8'9"  
A good range of green fronted wall and base units incorporating illuminated feature display cabinets, cupboards, drawers and shelving, gloss wall units. Beautiful solid granite worktops over with inset 1.5 bowl sink unit and boiler tap with deep cleaning hose extension. AGA providing 2 ovens and 2 hot plates for authentic, unique and flexible cooking. Additional free-standing AGA with gas hob, the perfect companion offering a range of cooking options. Natural stone tiled surrounds, inset ceiling downlights, integrated dishwasher, spaced for fridge/freezer, well defined area for a table and chairs, UPVc double glazed window overlooking the central courtyard and chapel style double doors opening to the same. Natural stone effect flooring throughout. Understairs recess storage area housing the NEWLY INSTALLED (March 2024) Baxi Main Eco Compact boiler.

### **Rear Porch**

Original quarry tiled flooring, UPVc double glazed door to outside, original decorative canopy porch.

### **Conservatory**

15'10" x 11'11"  
UPVc double glazed elevations and French doors leading to outside. Travertine tiled flooring, radiator, power points, TV point, ceiling light point. An excellent entertaining venue with far reaching open views directly across open farmland.

### **FIRST FLOOR**

#### **Landing**

UPVc double glazed window to the side and rear, wall mounted underfloor heating controls (Bathroom), 2 x radiators, staircase ascending to the Second Floor Loft Room. Ceiling light points.

#### **Bedroom One**

12'2" x 11'11"  
UPVc double glazed window to the rear absorbing the far-reaching views, fitted furniture with 2 x double and 2 x single wardrobes, beams to ceiling, radiator, TV point, ceiling light point.

#### **Bedroom Two**

12'11" x 9'11"  
Beam to ceiling, UPVc double glazed window, radiator, TV point, ceiling light point.





### **Bathroom**

Comprises of fully Travertine tiled floors and walls, underfloor heating, roll-top, claw foot bath with mixer tap and shower attachment, WC, pedestal wash basin, walk-in ADATA shower enclosure with Mira power shower, column radiator, ceiling light point, UPVc double glazed frosted window.

### **SECOND FLOOR**

#### **Landing**

Access to eaves, light point.

#### **Loft Room**

15'4" x 12'11"

Large, light room currently utilised as a bedroom, vaulted ceiling with exposed timbers, 2 x Velux windows, radiator, TV point, built in wardrobe, ceiling light point.

#### **WC**

Sani flow WC, wall mounted wash basin with tiled splashback, ceiling light point, radiator.

### **OUTSIDE**

#### **Front**

To the front there is off road parking with walled and hedged boundaries, pathway leads to the gated Central Courtyard and in turn to the main Entrance Vestibule. The courtyard is block paved with raised, stocked flower beds, mature plants, trees and collection of climbers. An enchanting and relaxing area to while away the afternoon. Access to the various brick built outbuildings including a spacious Office/Summer Room measuring 16'6 x 7'6, an ideal retreat for those working from home. Gardeners WC. Storage buildings with power and light, one currently utilised as a utility room with space and plumbing for a washing machine and tumble dryer.

#### **Rear**

To the rear there is a small garden with hedged boundaries with an open aspect across farmland.

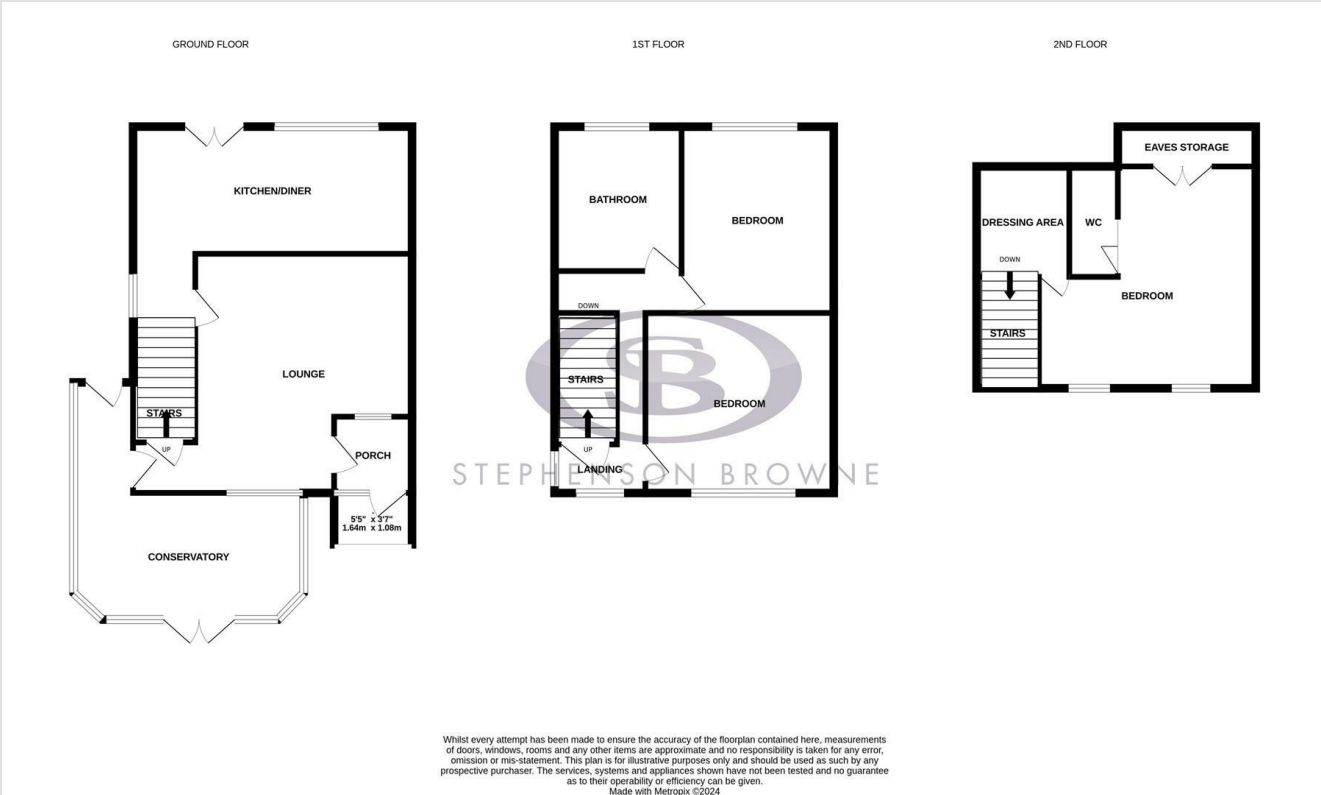
#### **Planning**

Planning ref: 23/0603C, please visit <https://planning.cheshireeast.gov.uk> for more details.





# Floor Plan



# Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>56</b>	<b>58</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Viewing

Please contact our Sandbach Office on 01270 763200 if you wish to arrange a viewing appointment for this property or require further information.

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