



59a High Street

CW11 1AL

Guide Price £315,000



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STEPHENSON BROWNE

Welcome to the 'The Little School House'. This unique and beautifully presented Grade II listed town house dates back to circa 1850 and is nestled into a beautiful spot, tucked away in the heart of Sandbach town centre, residing next to the acclaimed Old Hall just off Sandbach High Street.



Property Details

Featuring excellent presentation and quirky features throughout, this delightful cottage offers a rare opportunity to purchase a stunning piece of Sandbach history. Since purchasing in 2017, our vendors have carried out a comprehensive schedule of works to include all new radiators, a damp proof course and full re-wiring, among many other works and enhancements.

Opening from a central entrance hallway, the downstairs features a generously sized dual aspect lounge with renovated original pine wooden floor, stunning high ceilings, an Esse wood burning stove and a large under-stairs storage cupboard. A three piece downstairs shower room is accessed via a sliding door off the lounge.

The property hosts two kitchens on the ground floor, dubbed the 'Winter' and 'Summer' kitchens. The 'Winter Kitchen', found to the right of the hallway hosts a high quality range of units with granite worktops, a two oven electric Aga, integrated dishwasher, Belfast sink and corner seating pew, separate external access to the garden, tiled flooring which runs through to the entrance hallway. The summer kitchen at the end of the hallway also features a high quality fully fitted kitchen, encompassing granite worktops, a Belfast sink, integral Fridge Freezer, integral washing machine and a Bosch oven and cooking hob. Original brick laid flooring.

To the upstairs, there are two bedrooms, with the principal bedroom being a generous double room with dual aspect windows, an original cast iron ornamental fire surround behind a roll top bath with feature chandelier light above. The secondary bedroom features a useful over-stairs storage recess. High specification, three piece upstairs shower room with rainfall shower head and separate mixer shower. The spacious landing also provides the perfect spot for a home office, large bookcase or reading nook.

Many of the windows also feature secondary glazing to improve energy efficiency and heating, while retaining the characterful original windows in keeping with the listing. The original doors have also been retained as a wonderful period feature.

Externally, the residence benefits from a generously sized garden which serves as the perfect suntrap, laid mostly to lawn with patio paving, a plethora of mature and established plants and shrubbery, further to a wooden summerhouse. Gated access to the side leads to the off road parking suitable for two cars.

Beautiful character features throughout, including cornices and ceiling roses.

The property is heated via a gas fired combination Worcester boiler, located in the winter kitchen. The property also features an intruder alarm system.

Offered for sale with the benefit of no onwards vendor chain.

An absolute must view to fully appreciate.

Hallway

12'11" x 3'6"

Winter Kitchen

11'8" x 10'4"

Summer Kitchen

13'3" x 4'9"

Lounge

18'8" x 13'10"

Downstairs Shower Room

8'7" x 3'2"

Landing

13'5" x 4'10"

Bedroom One

13'11" x 13'4"

Bedroom Two

13'1" x 7'1" max

Upstairs Shower Room

12'11" x 3'5"



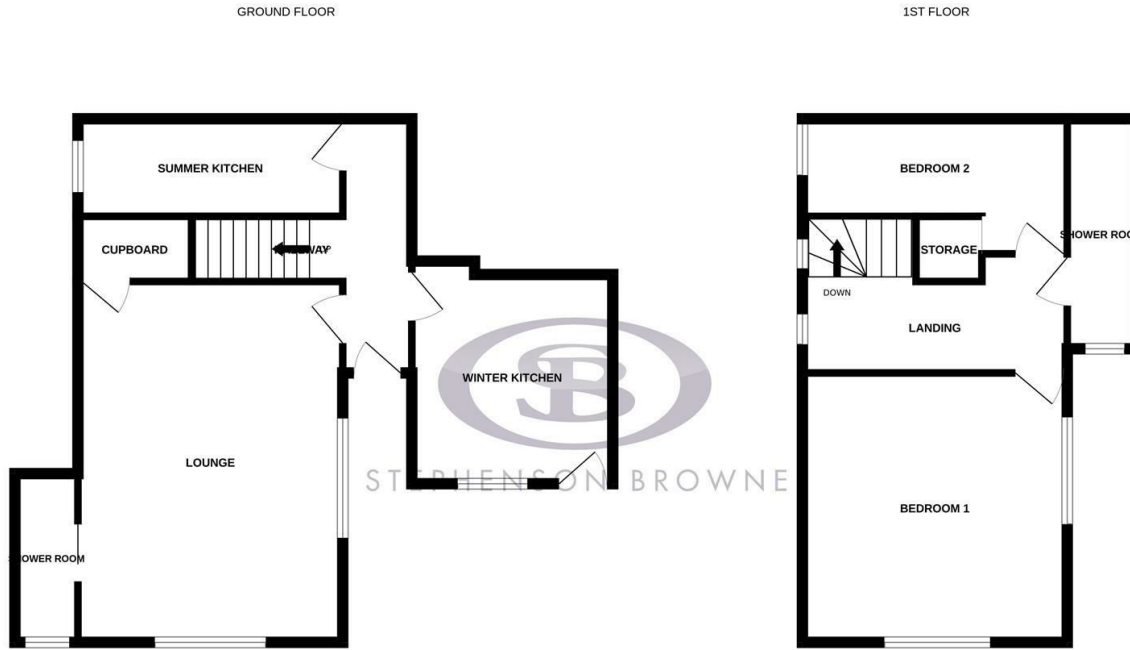
- Bespoke Town Centre Residence
- 'Winter and Summer' Kitchens
- Generous Dual Aspect Lounge
- Upstairs and Downstairs Shower Rooms
- Double Principal Bedroom with Roll Top Bath
- Off Road Parking for Two Cars
- Beautifully Landscaped Spacious Enclosed Garden
- No Onwards Vendor Chain
- High Quality Fixtures and Fittings
- Excellent Presentation Throughout



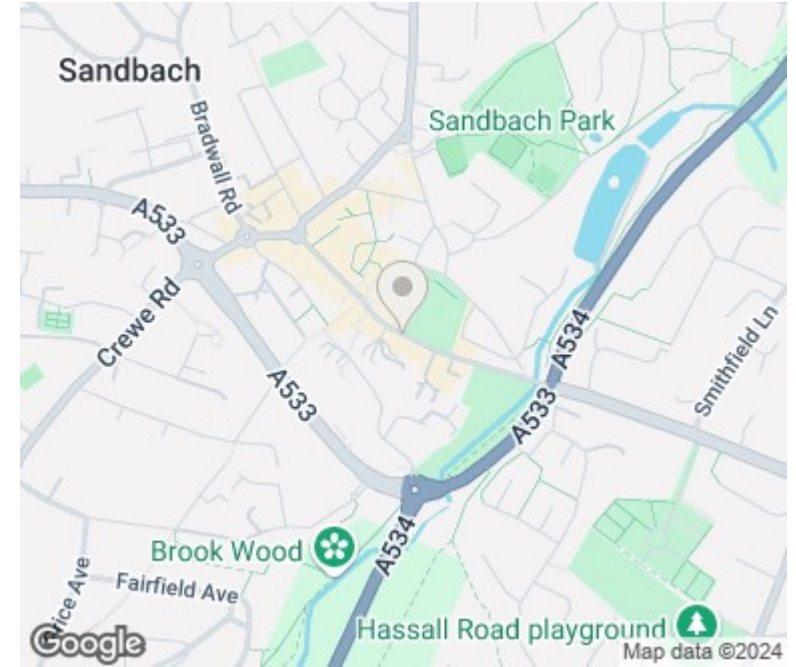


Floor Plan

Area Map



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

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

Viewing

Please contact our Sandbach Office on 01270 763200 if you would like to arrange a viewing appointment or require any further information.

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