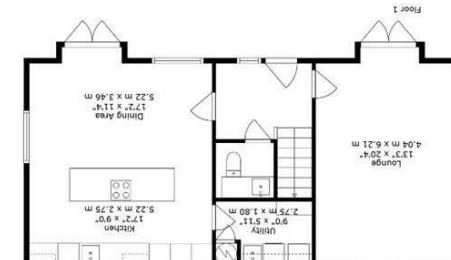
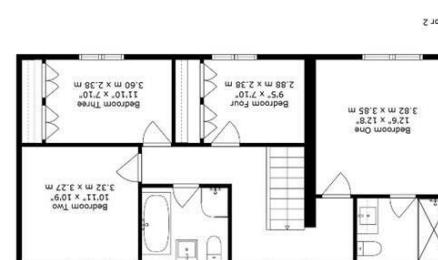


Table bands are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Council floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or fixtures. All photographs, measurements, contracts, We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or
offer or for illustrative purposes only - not to scale. The position and size of doors, windows, appliances and other features are approximate only.

Created on behalf of J Lord & Co by Northern Powerhouse Media. Accurate to 97%.

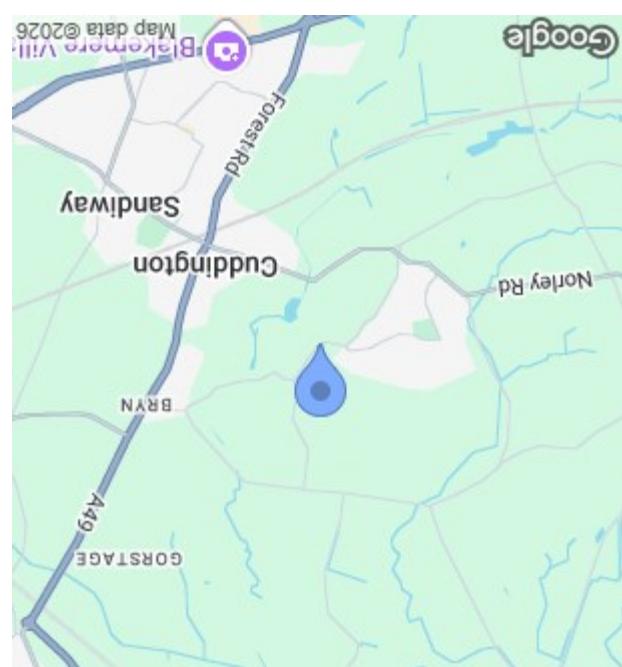
Excluded area: Garage: 107 sq ft 10 sq.m
1527 sq ft 142 sq.m
Approximate Gross Internal Area:

Leigh View Barns, Cuddington Area



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Pass through handsome sandstone pillars and electric gates to a sweeping drive. A broad paved terrace sits immediately in front of you, from which your eye is drawn over the lawn's neat expanse to pleached hedging, mature trees and onward to unbroken views of open fields. Sunlight dances across the grass by day; by dusk, subtle up lights set the red-brick barn aglow—ideal for alfresco gatherings or quiet evenings under the stars. A separate detached single garage building provides essential storage.

Enter into a spacious central hallway where Porcelain wood-look tiles underfoot guide you past a guest WC adorned with stone-effect tiling and through to the heart of the home, an effortlessly stylish open-plan kitchen, and dining room unfolds, anchored by a central island in dove-grey lacquer set beneath a contemporary inset ceiling feature with suspended pendants. Stone-effect floor tiles flow throughout, while charcoal and ash-toned cabinetry conceals integrated appliances and delivers plentiful storage. A well-appointed boot room beyond echoes the same attention to detail—marble-effect drainer surfaces and floor-to-ceiling cupboards keep everyday life beautifully ordered. On the other side of the central hallway, a lounge awaits, centred on a bespoke, marble-topped media wall with integrated LED backlighting. French doors open to merge interior comfort with the garden terrace.

A glass-balustrade oak staircase, bathed in light from a remote-controlled Velux window with integrated blinds, leads to a gallery landing hung with artwork beneath exposed oak beams. The principal suite is a study in elegance: plush carpeting, bespoke built-in furniture and a high sloping ceiling reveals a postcard-perfect country vista. Its ensuite is clad in oversized stone-style porcelain, with a walk-in shower and floating vanity. Three further double bedrooms lead from the landing: one styled as a secondary sitting room, complete with floor-to-ceiling cabinetry and beams; two more, each enjoying leafy outlooks—one featuring its own run of bespoke fitted wardrobes. The family bathroom rivals any spa retreat, with marble-veined tiles, a freestanding bath, and a glass-framed rainfall shower.

Nestled in coveted Cuddington Lane, this address balances total tranquillity with effortless connectivity. Charming village pubs, artisan cafés and a local train station lie moments away, while the M6, M56 and Cuddington and Hartford stations are all within easy reach for commuters. Whether you seek woodland walks in nearby Delamere Forest or afternoons exploring the boutiques of Tarporley, Leigh View Barns offers a wonderfully calm sanctuary—and immediate access to life's every convenience.

