



2 Sandown Reach Coole Lane, Newhall, Nantwich, CW5 8AY  
Price £380,000



In association with





Beautiful Barn Conversion in Courtyard Setting with Private Garden and Garage

## DESCRIPTION

Lavender Cottage is a well-appointed two-bedroom barn conversion offering characterful accommodation within an attractive courtyard development surrounded by Cheshire countryside near Audlem. The property features a spacious lounge with log burning stove, a fully fitted kitchen with granite worktops and central island, and two double bedrooms including an en-suite to the principal.

Enjoying a private landscaped rear garden with summerhouse, the property also benefits from a garage, additional parking, and a versatile first-floor study area. Offered with no onward chain, Lavender Cottage combines rural living with modern convenience in a peaceful, sought-after setting.

## DOWNSTAIRS

The entrance hall features slate tiled flooring and under-stairs storage.

A spacious lounge/dining room includes front and rear aspect double glazed windows with fitted shutters, a contemporary log burning stove with oak mantel, two radiators, and stairs rising to the first floor.

The dining kitchen is fitted with a range of units beneath granite worktops with a central island. Integrated appliances include an induction hob, double oven, microwave, dishwasher, and washer/dryer. The kitchen also features slate tiled flooring, exposed beams, spot lighting, and access to the rear garden.



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## UPSTAIRS

The first-floor landing provides a versatile study or seating area with vaulted ceiling, exposed beams, porthole window, and fitted carpet.

The principal bedroom includes a roof light, exposed beams, carpeted flooring, and an en-suite shower room comprising an enclosed cubicle, vanity wash basin, low flush W/C, and chrome radiator.

Bedroom two is a further double room with exposed beams, roof lights to both elevations, carpeted flooring, and radiator.

The family bathroom includes a panelled bath with overhead shower, vanity wash hand basin, low flush W/C, chrome towel radiator, and tiled walls and floor.

## GARDEN

The rear garden is privately enclosed and landscaped with a paved patio, lawn, and well-stocked borders. Additional features include a summerhouse, outside tap, external electric sockets, and gated access to Coole Lane. The garden benefits from excellent privacy and a sunny aspect.

## OUTSIDE

Set within a small, select courtyard development, the property includes a garage with power, lighting, and double doors to the front, along with an additional parking space.

## TENURE

Share Of The Freehold

## SERVICE CHARGE

£30.00 per month (communal maintenance)

## COUNCIL TAX BAND

BAND D

## VIEWINGS

Viewings by appointment with Baker, Wynne and Wilson.  
Telephone: 01270 625214

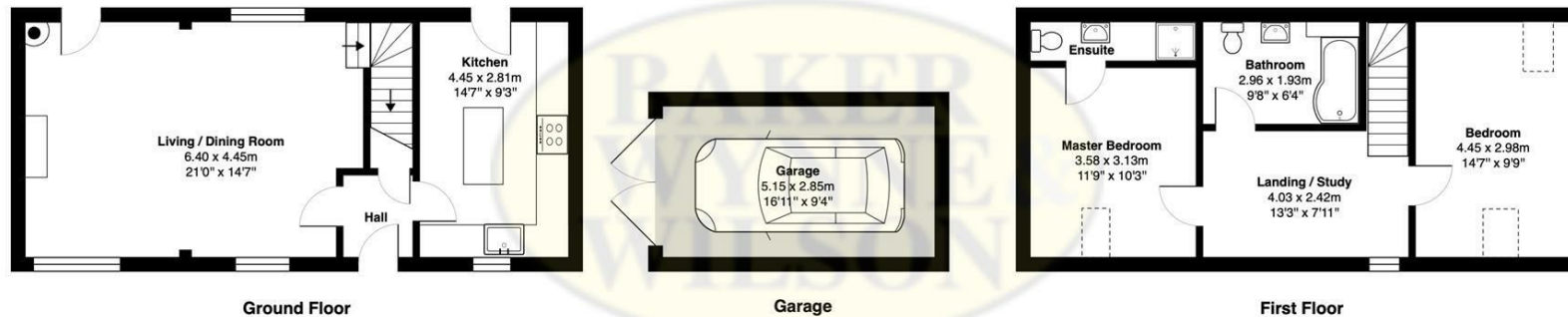






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## 2 SANDOWN REACH, COOLE LANE, NANTWICH, CHESHIRE, CW5 8AY

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.  
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.

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>	65	70
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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