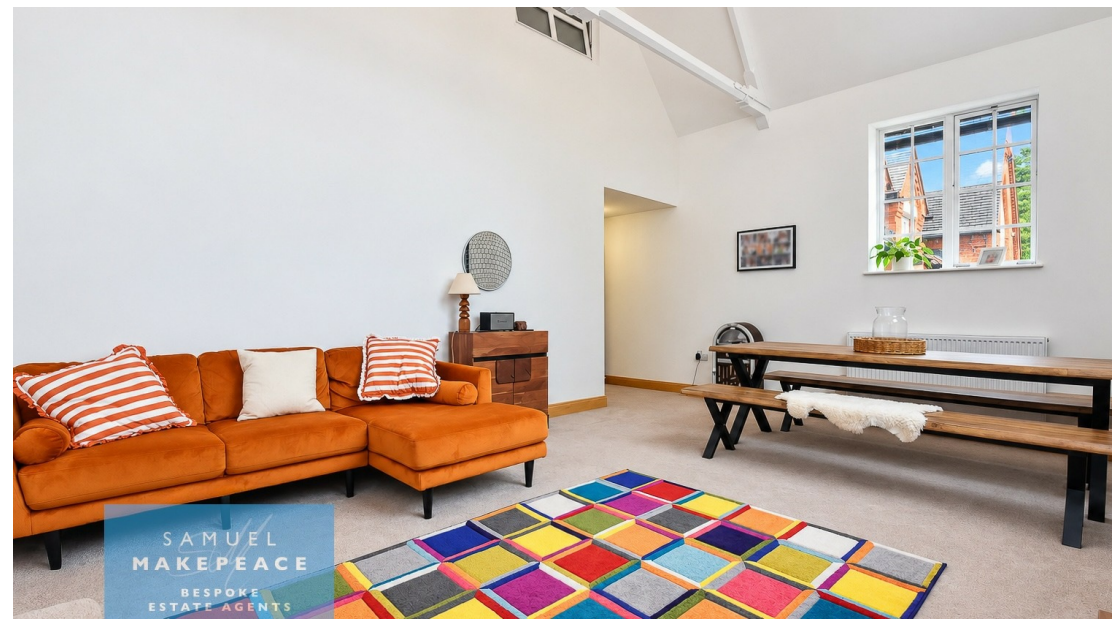




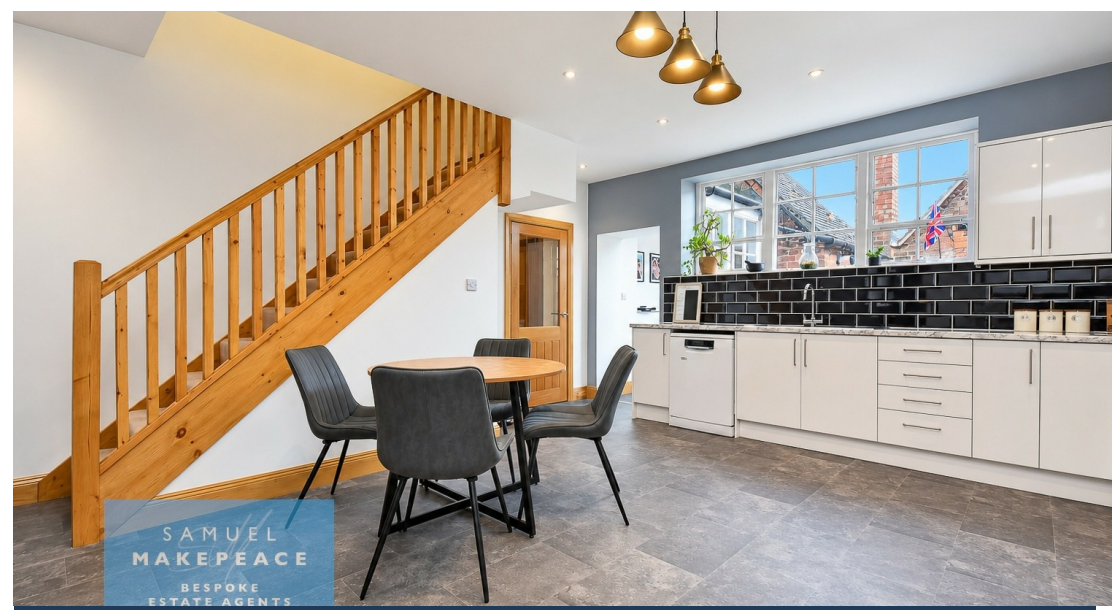
b 4
Bedrooms

a 2
Bathrooms

e 3
Receptions



VAST PROPERTY FOR SALE
NEWLY RENOVATED TO BUILDING REGULATIONS
EX SCHOOL THAT HAS BEEN TURNED INTO FAMILY HOME
FOUR HUGE BEDROOMS
TWO RECEPTION ROOMS with PERIOD FEATURES
SUPER SIZED KITCHEN DINING ROOM
GORGEOUS GRAND FAMILY BATHROOM
MAIN BEDROOM with DRESSING ROOM & ENSUITE
ALLOCATED PARKING
ARCHITECT WARRANTY



“Now class, pay attention at the back... today’s lesson is about a seriously impressive home — and yes, there will be a test at the end: can you resist booking a viewing?” Once an old school house, this remarkable property has been transformed into an enormous and highly individual townhouse offering approximately 284 sq m of versatile living space, with generous proportions, bags of character and a layout that works brilliantly for modern family life. We present Main Road, Shavington, Cheshire!

The ground floor offers an excellent choice of living spaces, including a spacious lounge, separate sitting/dining room and a large kitchen dining room fitted with a range of units, range cooker and integrated fridge freezer. There is also a separate laundry room, rear hall and an impressive family bathroom with freestanding bath and separate shower, while two ground-floor bedrooms provide superb flexibility for guests, older children, home working or multi-generational living.

Upstairs, the main bedroom is complemented by its own dressing room and ensuite shower room, with a further bedroom located on the same floor. Two additional loft rooms, including a loft play room, provide even more adaptable space and could suit a playroom, office, hobby room or occasional guest accommodation, depending on the needs of the next owner.

Outside, the property is approached via gated access and features a substantial pebbled driveway offering extensive off-road parking. To the rear, the garden includes two paved patio areas, a bark filled play area with sleeper borders and two brick built storage buildings, creating a practical and family-friendly outdoor space.

Former school houses of this scale rarely come to market, and with approximately 284 sq m of accommodation, this is a home that offers an exceptional amount of space both inside and out. Rich in history, full of potential and wonderfully individual, it really does need to be viewed to appreciate just how much is on offer — school may be out, but viewings are very much in.

MATERIAL INFORMATION

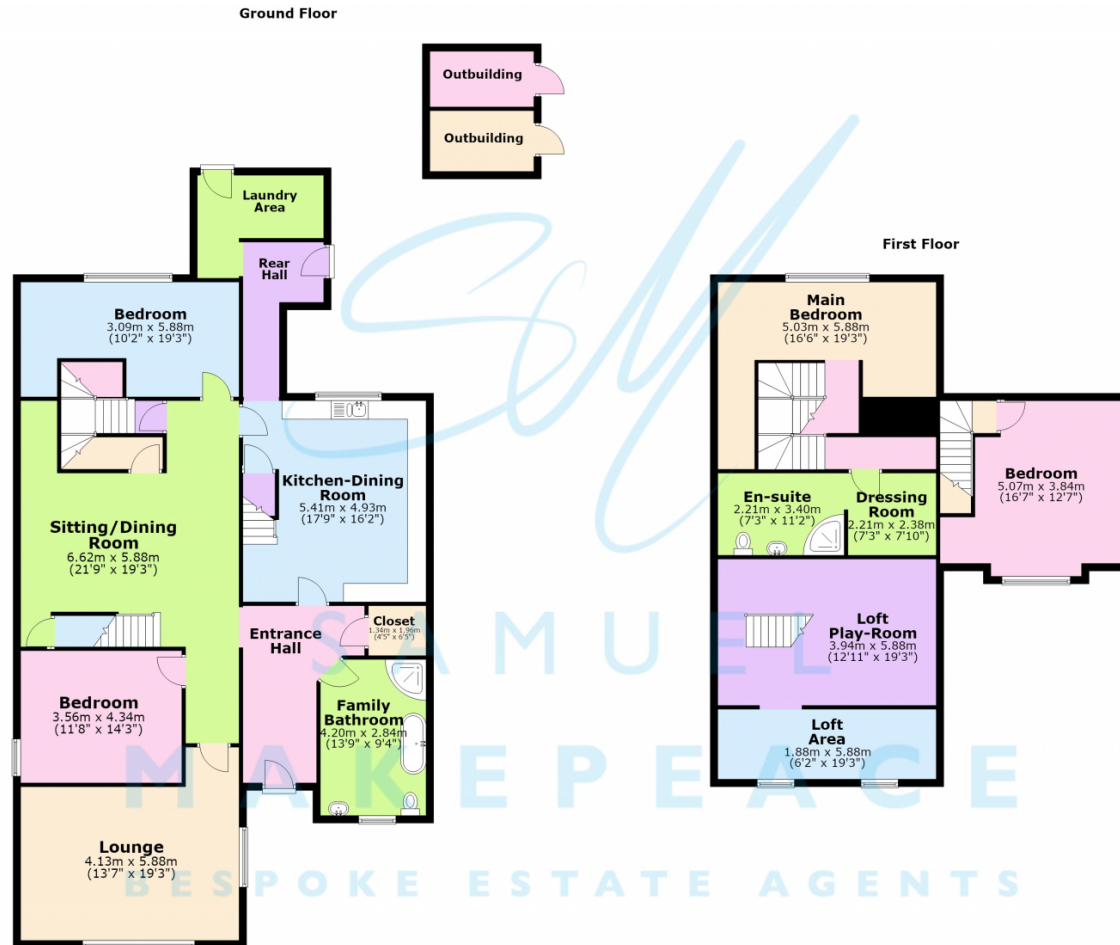
Loft: Insulated

Boiler: Combination

Disclaimer:

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Total area: approx. 284.2 sq. metres (3059.3 sq. feet)

Floorplans are provided as a guide only. All measurements are not to be relied upon. To confirm any measurements and layouts you must check yourself. Samuel Makepeace Bespoke Estate Agents do not accept any liability for the accuracy of this. Plan produced using Planitip.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Main Road, Shavington, Cheshire

Scan me for more info

