

**LATHAM ESTATES**  
SALES & LETTINGS

**Holmes Chapel Road  
Brereton**

**Guide Price £595,000**



**Exclusive Four Bedroom Barn Conversion**

**Stunning Breakfast Kitchen with Island**

**Principal Bedroom with En-Suite**

**Three Spacious Reception Rooms**

**Character Living Room with Log Burner**

**Private Gardens & Courtyard Patio**



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**[www.latham-estates.co.uk](http://www.latham-estates.co.uk)**

## Introduction

A beautifully appointed four-bedroom barn conversion, known as "The Grain Store" forming part of an exclusive development of just four individually positioned converted barns, offering spacious and characterful accommodation, delightful private gardens, and allocated parking. Set within the highly desirable Dukes Oak Barns development, on the edge of Brereton, this exceptional freehold home combines charming period character with stylish modern living. Each barn enjoys its own distinct plot and excellent privacy, with this particular property benefitting from secluded and beautifully maintained outdoor spaces. This delightful property offers deceptively spacious and versatile accommodation. At the heart of the home is an impressive entrance dining hall, flooded with natural light from a striking floor-to-ceiling window overlooking the private front and rear gardens. The lounge is warm and inviting, centred around a charming cast iron log-burning stove and featuring French doors opening onto the courtyard garden. The recently fitted, stunning breakfast kitchen offers an extensive range of eye catching units and complemented by a central dining island, creating a superb social and functional space. Open plan from the kitchen is a generous family room, ideal for informal living, home office or boot room, while a ground floor cloakroom/WC completes the downstairs accommodation. To the first floor, a bright and spacious landing leads to four well-proportioned bedrooms, all offering excellent flexibility for family living or home working. The principal bedroom benefits from its own en-suite shower room and stylish built in wardrobes. While a stylish four-piece family bathroom serves the remaining bedrooms. The gated access opens to the enclosed gardens. A lawned garden wraps elegantly around the front and side of the property, leading to the walled courtyard garden, a further hidden garden sits to the rear of the barn, all ideal settings for alfresco dining, entertaining, or simply relaxing in peaceful surroundings. Externally, gated access opens to the enclosed gardens. A lawned garden wraps elegantly around the front and side of the property, leading to the walled courtyard garden, a further hidden garden sits to the rear of the barn, all ideal settings for alfresco dining, entertaining, or simply relaxing in peaceful surroundings. "The Grain Store" combines, character, charm, and generous living space in a sought-after semi-rural location between Holmes Chapel and Sandbach, this outstanding home presents a rare opportunity to acquire a truly special barn conversion in the beautiful Cheshire countryside.

EPC Rating – E

Council Tax Band F – Cheshire East

Tenure - Freehold

## ACCOMMODATION

### Dining Hallway 17' 0" x 17' 3" Both Maximum (5.18m x 5.25m)

Bright and welcoming reception/dining hall with a striking floor-to-ceiling window overlooking the front garden, oak flooring throughout, a stylish open balustrade staircase, and discreet access to a hidden courtyard garden ideal for relaxing or entertaining.

### WC

Fitted with a matching two piece suite comprising a low level WC and pedestal hand wash basin, complemented by oak flooring and home to the wall mounted LPG central heating boiler.

### Lounge 17' 0" x 10' 7" (5.18m x 3.22m)

Featuring a striking central chimney breast housing a cast iron log burner, with oak flooring continuing throughout, a window to the front aspect and double doors providing access to the secret garden. Complemented and enhanced by a stylish dark colour drench finish creating a cosy and atmospheric feel.

### Open Plan Kitchen 16' 9" x 19' 2" (5.10m x 5.84m)

Simply Stunning! Recently fitted and beautifully presented, this farmhouse-style kitchen offers a comprehensive range of sage green Shaker style units, incorporating integrated twin fridge and freezers, a dishwasher and a generous larder-style cupboard, all complemented by stylish flooring throughout. A central feature chimney houses an electric range style cooker, while marble work surfaces flow seamlessly around, with a matching breakfast bar, providing both additional storage and informal seating. A Belfast sink with swan neck mixer tapware adds a classic finishing touch. Complimented by a soft pink colour drench which enhances the overall charm of the space. The kitchen also benefits from a door to the side garden, windows to the side aspect, and flows effortlessly open plan into the family room.

### Open Plan Family Room 10' 0" x 18' 10" (3.05m x 5.74m)

A superb and highly versatile room offering excellent flexibility, ideal as a family room or home office, with potential to be reconfigured as a formal boot room and featuring a beautiful door opening to the front of the barn. The smart flooring continues seamlessly from the kitchen, flowing throughout the space to create a cohesive and well connected feel.

### First Floor Landing

A lovely bright landing featuring a continuation of the iron balustrade, elegantly wrapping around the space and providing access to all bedrooms, with a feature window from the reception room allowing an abundance of natural light to flow through.

### Master Bedroom 17' 4" x 10' 7" Max (5.28m x 3.22m)

A spacious principal bedroom featuring twin Velux windows that flood the room with natural light, complemented by a range of attractive fitted wardrobes and offering access to a private en-suite.

### Bedroom Two 9' 11" x 11' 7" (3.02m x 3.53m)

A further good sized double bedroom benefiting from a Velux window, allowing for plenty of natural light.

### Bedroom Three 8' 5" x 14' 6" (2.56m x 4.42m)

A dual aspect double bedroom featuring a striking circular window to the front aspect and an additional window to the side, creating a bright and characterful space.

### Bedroom Four 10' 1" x 7' 11" (3.07m x 2.41m)

A generous fourth bedroom featuring a window to the side aspect, offering a light and versatile space.



### Family Bathroom

A spacious family bathroom fitted with a matching four-piece white suite comprising a corner shower cubicle with metro brick-style tiling, a panelled bath with coordinating splashback, pedestal hand wash basin, and low-level WC, all complemented by attractive flooring.

### Externally

Set behind a Cheshire brick boundary wall, the gardens enjoy a high degree of privacy, with a gated entrance opening to a pathway leading to a charming porch with oak pillars and a pitched roof. The gardens wrap gracefully around the front and side of the property, mainly laid to lawn with inset flower beds, creating a soft and established setting. A gated section leads to a paved courtyard accessed from the kitchen, perfectly suited to alfresco dining and outdoor entertaining, while a further hidden courtyard garden, accessed from both the lounge and dining hall, offers an additional private and secluded retreat.



### Location

**Brereton offers an array of activities for all walks of life: with numerous groups available to join such as, a very active WI group, Scouts and Guides groups, Brereton rose queen, Brereton youth forum to name but a few. For an up to date copy of the newsletter Visit: [www.mybrereton.com](http://www.mybrereton.com).**

**Educational facilities: The property sits within the catchment (subject to application) of Brereton Primary school having achieved excellent reports over recent years. Higher Education along with super sixth form colleges can be found in the village of Holmes Chapel and the market town of Sandbach, both offering exceptional state comprehensive schooling with an outstanding result. Local country walks are situated close by with the most popular being Brereton Heath park. Brereton village is situated between the village of Holmes Chapel and the market town of Sandbach, both ideal for every day shopping. Sandbach offers a wider range of well know retail names and a very popular Thursday market ideal for fresh produce.**

### Tenure

We have been informed the property is Freehold. Correct at the time of listing. Subject to change. We recommend you check these details with your Solicitor/Conveyancer

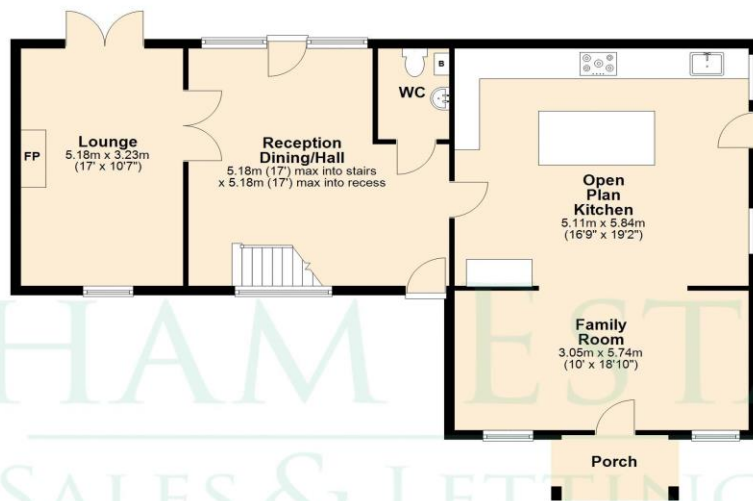


## Directions

From our office 16 The Square, CW4 7AB travel south on London Road (A50). Continue along London Road through the Holmes Chapel traffic lights. After approximately two miles, turn right onto Holmes Chapel Road (A5002) signed posted Sandbach. Take the second right hand turn, easily identified by our Latham Estates For Sale Board. Continue along the lane to the end where the parking and entrance is the first on the left hand side. Post Code: CW11 1SD  
Viewing strictly by appointment.



Ground Floor



First Floor



This plan is NOT to scale. All measurements are approximate only. Created for illustrated purposes only.  
Plan produced using PlanUp.

**IMPORTANT NOTE TO PURCHASERS:** Please Note: Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas are approximate as have been taken as a guide or supplied by the vendor and therefore cannot be used to form any part of a contract and/or as fact. Fixtures, fittings and other items are **NOT** included unless specified in these details. Please note that any services, heating systems or appliances have **NOT** been tested and no warranty can be given as to their working order.

Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017

Purchasers will be asked to produce identification and proof of financial status when an offer is received.

We would ask for your co-operation in order that there will be no delay in agreeing the sale.