



Wincham

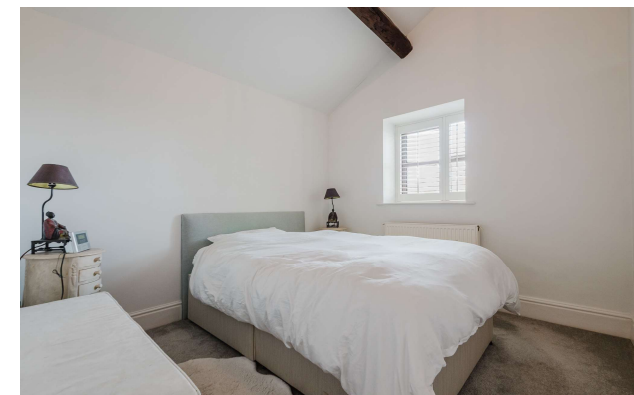
Rose Farm Court, Church Street



Wincham, CW9 6RB

Rose Farm Court, Church St

£350,000



The Property

This beautifully presented two-bedroom end barn conversion forms part of an exclusive development of similar character properties and is offered to the market with the significant advantage of no onward chain. The property has been thoughtfully improved throughout combining character and charm effortlessly. Particular mention must be made of the spacious living room with its vaulted ceiling and log-burning stove, the newly fitted kitchen with matching wall and base units finished with stone worktops, as well as the modern shower room featuring a large walk-in shower. Located in a stunning semi-rural position, the property enjoys views over the adjoining countryside while remaining within close proximity to local towns and ideally positioned for major transport links to the North West and beyond. The property is approached via a sweeping communal driveway leading to residents parking. To the front is a communal courtyard, accessed via a timber gate, which leads to the front door. The garage is approached from the sweeping driveway and accessed from the rear of the property.

The rear garden is a real delight, being predominantly landscaped and featuring two separate patio areas, complemented by an impressive timber pergola entwined with wisteria and grapevines and is fully contained. A flagged path, accessed via the French doors from the living room, leads to the garage, which benefits from both light, power and water connection. In addition, the property benefits from a beautiful communal paddock, providing a wonderful outdoor space for all residents to enjoy.

Directions

From the roundabout in Canute Square travel along Northwich Road (A5033) to its end. At the traffic lights turn right onto Chester Road (A556). Just prior to reaching the M6 roundabout turn left at The Windmill public house and continue along Pickmere Lane (B5391) for approximately 1.5 miles. Pass Style Matters furniture supplier on your right and The Red Lion public house and continue along until the road turns into Church Street. After passing Wincham Primary School turn into the lane on your left and property will soon be seen on your right.

- Beautifully presented barn conversion
- Spacious open plan living accommodation
- Dining kitchen with integrated appliances
- Downstairs WC
- Two generous bedrooms
- Shower room
- Private, beautiful, enclosed garden
- Ample off road parking
- Garage with utility space

Postcode – CW9 6RB

Tenure – Freehold

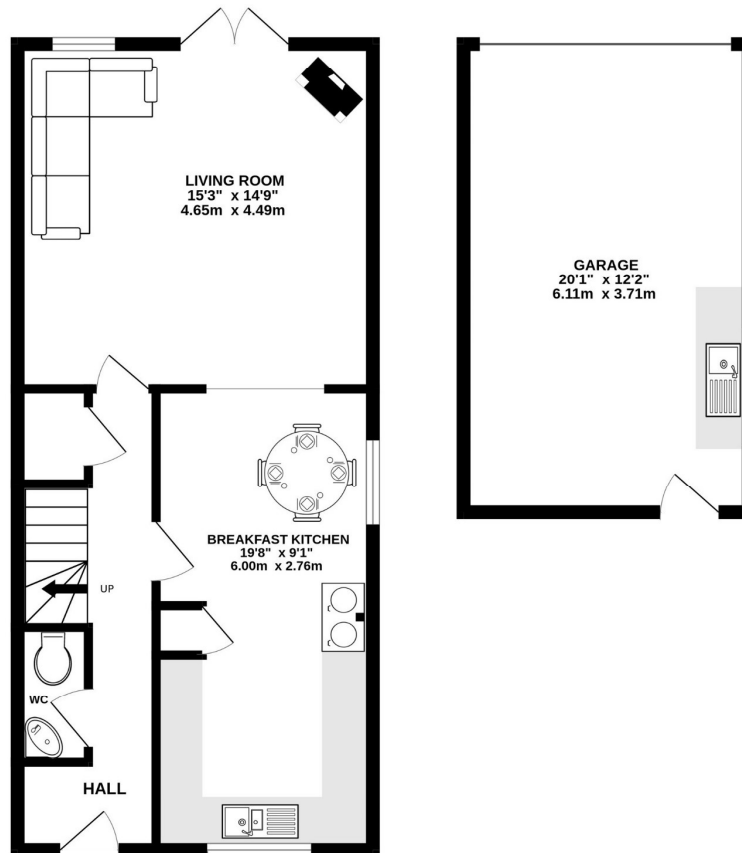
Local Authority – Cheshire West

Council Tax – Band D

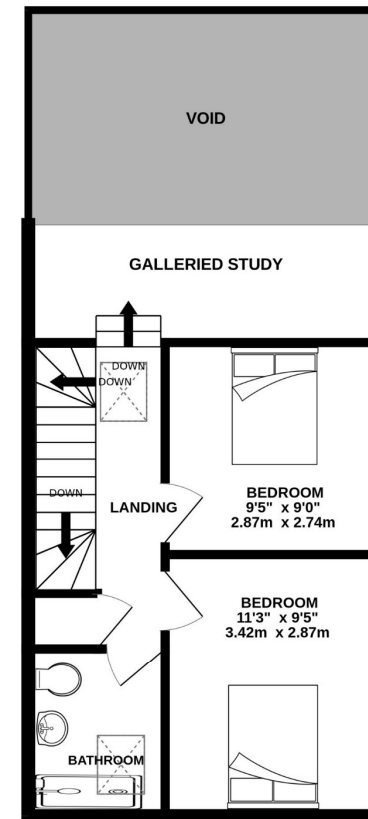
EPC - C



GROUND FLOOR
762 sq.ft. (70.8 sq.m.) approx.



1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA: 1145 sq.ft. (106.4 sq.m.) approx.

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