



COACH HOUSE CHURCH LANE, SMALLWOOD,
CW11 2UT

ASKING PRICE £635,000



STEPHENSON BROWNE

Proudly re-offered at a competitive new price point, with the vendors' onward purchase plans to Scotland fully secured and a flexible completion available.

Welcome to the Coach House on Church Lane. A beautifully renovated former barn set within the quaint village of Smallwood. Once part of The Rectory and formally divided in 2004, the property is listed by virtue of its historic curtilage to the Grade II listed building. Offering a rare combination of heritage character and contemporary finish, this charming home has been thoughtfully updated to an exceptional standard throughout.

The property features versatile and multi-functional accommodation, ideal for modern living, multi-generational arrangements or guest use. A detached garage has been professionally converted, creating a self-contained annex that offers superb flexibility. Inside the main residence, vaulted ceilings, character features and a quirky attic room add unique charm, complemented by engineered oak flooring, quality carpets and stylish décor.

The Coach House benefits from private and enclosed courtyards along with an extensive south-facing garden, offering excellent outdoor space for relaxation and entertaining. The rural setting provides picturesque field views and access to nearby walking routes, while remaining just an eight-minute drive from Sandbach town centre. Ample driveway parking further enhances the practicality of this impressive home.

Recent renovations include rewiring in 2016, full insulation and plastering, and the installation of double-glazed and triple-glazed windows throughout. Central heating and hot water are supplied by an LPG Worcester combi boiler installed in 2021 and serviced annually, with the property connected to mains water. Two modern shower rooms and a cloakroom complete the well-appointed accommodation.

This beautifully finished home offers a rare opportunity to enjoy countryside living with modern comfort in an idyllic Cheshire village.



Entrance Hall

9'8" x 3'10"

Providing access to the kitchen diner, sitting / dining room, and cloakroom.

Cloakroom

9'8" x 3'1"

WC, hand wash basin, and hanging storage for cloaks.

Kitchen Diner

19'8" x 9'9"

The recently installed kitchen boasts a range of wall and base units with extensive work surfaces over. Integrated dishwasher, washing machine and fridge / freezer. Induction four ring hob and double oven and grill. Access to a 2-4ft inspection hatch / loft. Space for a dining table and chairs.

Sitting / Dining Room

14'7" x 13'1"

Oak balustrade leading to the first floor. Feature double doors leading to the private courtyard.

Living Room / Snug

13'1" x 12'2"

A further bright reception room currently utilised as a snug / lounge. Featured double doors providing access to the private courtyard.

Landing

7'9" x 5'8"

Oak balustrade and access to the attic.

Bedroom One

13'1" x 12'2"

Grand principal bedroom with a vaulted, insulated ceiling.

Shower Room

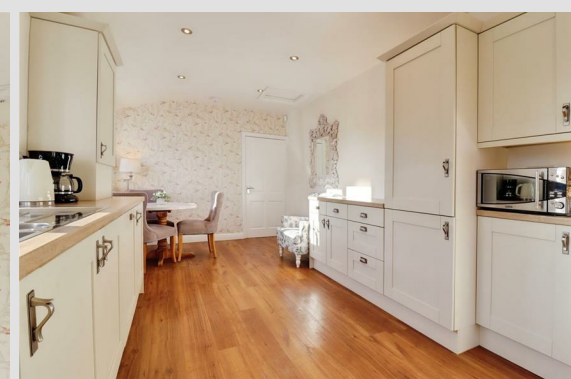
6'2" x 5'5"

A recently installed shower room. Comprising a walk-in power shower, vanity sink, WC, and large heated towel rail.

Bedroom Two

11'3" x 8'6"

Double bedroom with fitted mirrored wardrobes. Featuring the original coach window upgraded to triple glazing.



Attic

7'6" max height
Power and light.

Lounge (Annex)

14'8" x 9'10"

A spacious reception area with stairs leading to the Annex Bedroom. Electric storage heating.

Shower Room (Annex)

8'2" x 4'0"

Walk-in shower, vanity sink and WC.

Bedroom (Annex)

18'11" x 8'2" max

Double bedroom with a pitched, insulated ceiling. Electric storage heating.

Externally

Extensive, graveled driveway parking. A private and enclosed courtyard, with double gate feature, side gate, brick archway entrance and a brick store. Separate side courtyard home to a large and powered shed / workshop which was built two years ago., plus two further sheds for storage. A South-facing garden with assigned suntrap seating area. External tap and lighting.

General Notes

An annually serviced, LPG Worcester Combi Boiler (Installed in 2021) for Hot Water and Central Heating. Connected to the mains water supply.

An upgraded plastic fibre septic tank - emptied annually for approx £150pa. Upgraded and improved drainage and soak-away.

Double-glazed windows throughout with secondary double glazing to the coach windows, creating a triple-glazed benefit.

Rewired in 2016. Insulated and plastered. Completely renovated throughout, including engineered oak flooring and carpets.

Tenure

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.



AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Why Choose SB Sandbach To Sell Your Property?

We have been operating in the town for over 15 years, and in recent times have consistently been the market leaders. Our experienced team are dedicated in achieving the best price for you and giving you the best service possible. If you would like a FREE market appraisal, please call us on 01270 763200 opt 1 to arrange a no-obligation appointment.

Additional Property Info:

The Annex:

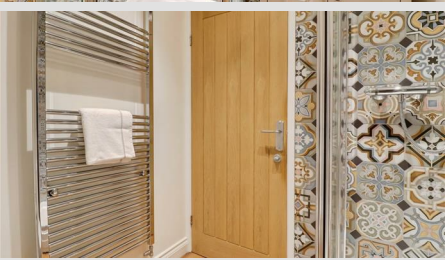
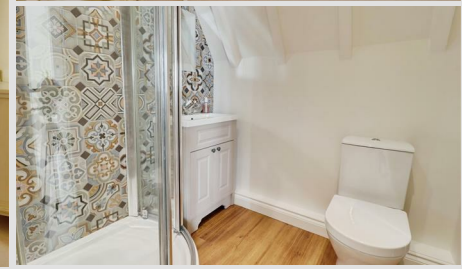
The property features a beautifully finished garage conversion, currently utilised as a versatile self-contained annex. As the outbuildings are curtilage-listed, the seller is providing a comprehensive legal indemnity policy as part of the sale.

This is a standard arrangement for character properties of this type, ensuring the conversion is fully protected for the new owners and their mortgage lender.

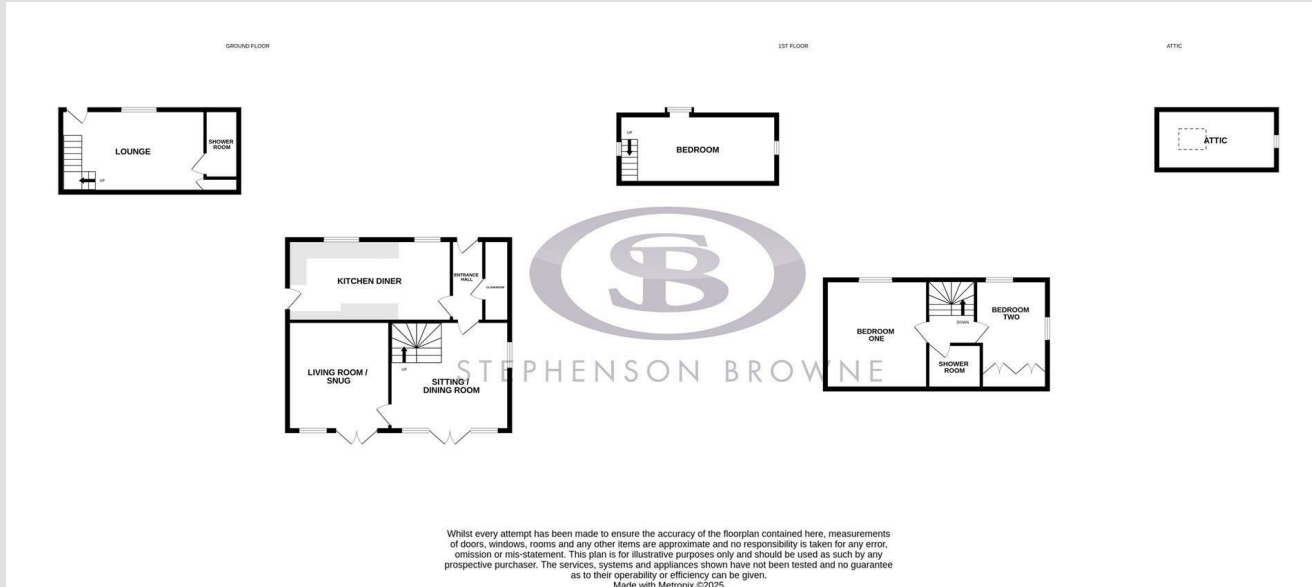
Private Drainage:

For peace of mind, the septic tank has been recently inspected (as of May 2026) and is confirmed to be fully compliant with current General Binding Rules. A professional report confirming the system's status is available for interested parties to view.

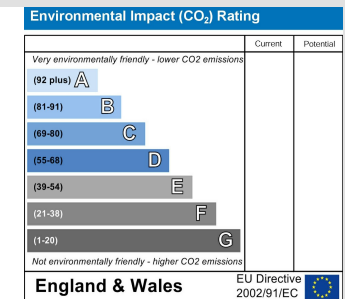
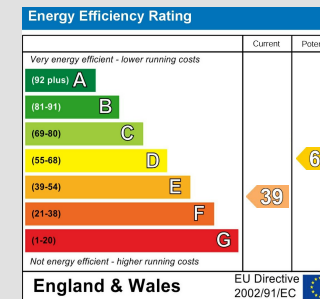




Floor Plan



Area Map



Viewing

Please contact our Sandbach Office on 01270 763200 if you wish to arrange a viewing appointment for this property or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

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