STEPHENSON BROWNE

# Struan, Holmshaw Lane, Haslington

CW1 5TN

5 3 3 C

**Offers In The Region Of £725,000**

# DESCRIPTION

Welcome to Struan, an impressive detached family home with five double bedrooms, enjoying a semi-rural location in the popular village of Haslington, while remaining within walking distance of local amenities. Offering approximately 172 sqm of accommodation, the property provides generous and versatile living space, complemented by a double garage and ample driveway parking.

Approached via a grand oak entrance porch, the property immediately offers a welcoming first impression. Internally, the home combines style and practicality, featuring walnut doors throughout, LVT flooring and a spacious double-aspect living room with a gas fire, plus separate reception room currently used as a study.

The newly installed, high-specification kitchen is fitted with integrated appliances and includes an electric Range cooker, while a separate utility room provides additional practical space. The newly installed family bathroom is complemented by an principal bathroom, ensuite shower room and downstairs WC.

A particularly appealing feature is the versatile room accessed directly from the principal bedroom, which benefits from an external metal stair fire escape. This provides excellent

flexibility for those working from home or operating a business, allowing clients or visitors to access a dedicated space while keeping the main home separate. Alternatively, the accommodation could be adapted to provide independent space for an elderly relative, teenager or extended family member, making this an excellent option for multigenerational living.

The dining/family area provides a wonderful connection from kitchen to garden, with double doors opening directly onto a dedicated patio seating area, creating an ideal space for outdoor dining, entertaining or simply enjoying the gardens during warmer months.

# ROOM DESCRIPTIONS

The gardens continue to impress, with a large Indian stone seating area, additional patio space, a charming oak gazebo and external power. To the front, a gated Indian stone cobbled driveway provides parking for multiple vehicles, leading to the double garage.

Further benefits include recently updated uPVC windows and doors throughout, all of which were replaced approximately five years ago, as well as a serviced boiler, fitted wardrobes to selected bedrooms and useful storage throughout.

This is a spacious and highly versatile five-bedroom detached family home, offering approximately 172 sqm of accommodation, a double garage and ample parking, while combining semi-rural living with excellent access to local amenities. The flexible accommodation makes this an excellent choice for families seeking space, home-working potential or multigenerational living.

**Lounge**
12'6" x 17'11"

**Kitchen Diner**
26'2" x 9'10"

**Dining / Family Area**
7'7" x 10'0"

**Study**
8'11" x 9'6"

**Utility**
8'11" x 4'5"

**WC**
5'5" x 2'7"

**Bedroom One**
17'6" x 11'0"

**Bathroom (Bedroom One)**
10'10" x 6'0"

**Versatile Room**
6'3" x 6'0"
Multipurpose room - walk in wardrobe, kitchenette, gym, office, etc. with external steps leading to the side of the property.

**Bedroom Two**
12'7" x 15'10"

**Ensuite Shower Room (Bedroom Two)**
3'2" x 6'2"

**Bedroom Three**
13'2" x 10'11"

**Bedroom Four**
7'5" x 12'0"
Fitted Wardrobes.

**Bedroom Five**
8'11" x 9'9"
Fitted furniture.

**Family Bathroom**
11'1" x 5'9"

**Double Garage**
17'4" x 17'8"

**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.

STEPHENSON BROWNE

STEPHENSON BROWNE

STEPHENSON BROWNE

STEPHENSON BROWNE

STEPHENSON BROWNE

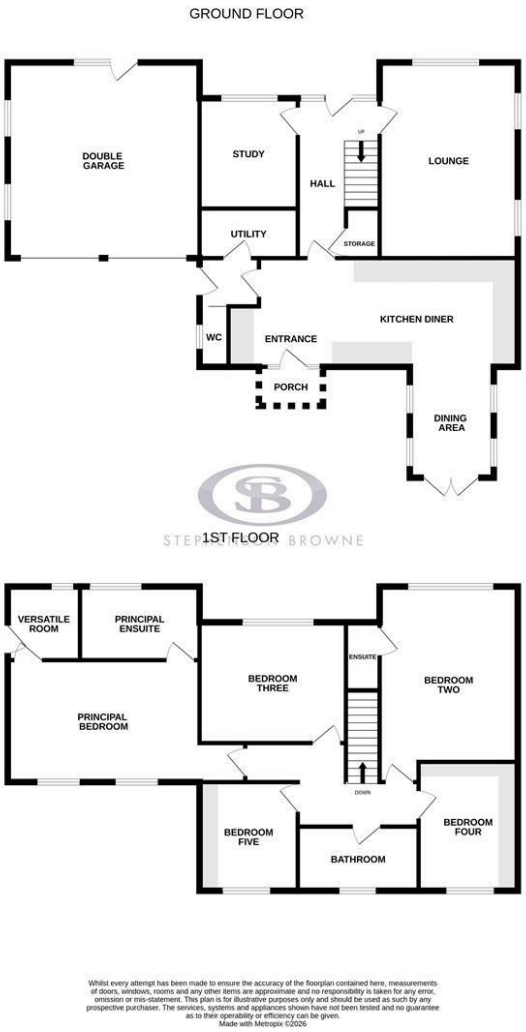
STEPHENSON BROWNE

STEPHENSON BROWNE

## Viewing

Please contact our office using the details provided below if you are interested in booking a viewing or require further information.

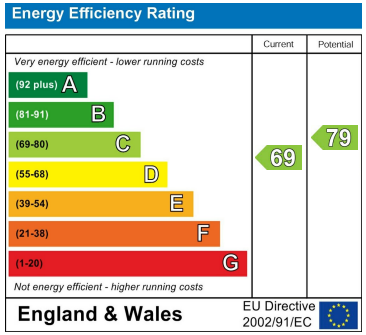
# Floorplans

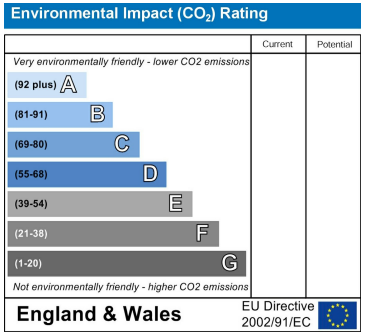



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

# Area Map

# EPC Rating




NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice 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 whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

38 High Street, Sandbach, CW11 1AN
01270 763200
sandbach@stephensonbrowne.co.uk
www.stephensonbrowne.co.uk

STEPHENSON BROWNE