



Brindley Park, Wheelock, CW11 3RP
Sandbach

Offers in the Region of
£575,000



A Distinctive Canalside Home with Heart, History and an Exceptional Way of Life

What if your next home was not just somewhere to live, but somewhere to grow, work, relax and build a completely different pace of life?

For almost 30 years, the owners have done exactly that. They have raised their family here, run a successful business from the garden cabin, grown vegetables in the garden, created hidden spaces for children to play and enjoyed the privilege of life beside the canal.

Now, the opportunity passes to the next owner.

Occupying a remarkable canalside position in Wheelock, this exceptional four bedroom detached home offers a lifestyle increasingly hard to find: generous family living, a mature private garden, flexible work from home potential, a detached double garage and a long established end of garden mooring currently held with the Canal & River Trust, subject to buyer application and approval.

For the right buyer, this is not just a move. It is a chance to inherit a way of life and make it your own.

The Home

The accommodation extends to approximately 1,861 sq. ft. and has been thoughtfully arranged for modern family life. There is a wonderful balance of open family space, quieter reception rooms, practical working areas and generous bedrooms.

From the moment you arrive, the home has a calm and established feel. It sits within a private setting, with a detached double garage, driveway parking and a layout that has clearly worked beautifully for family life over many years.

Inside, the entrance hall creates a welcoming first impression and leads into the main living spaces.

The living room is positioned to the front of the home and enjoys a lovely bay window, creating an elegant yet comfortable room for relaxing at the end of the day. It is the kind of room that works just as well for quiet evenings as it does for family time.

To the rear, the kitchen diner forms the heart of the home. This is a generous space designed for everyday living, cooking, dining and entertaining. With direct access out to the rear garden, it connects beautifully with the outside space and allows the garden to become part of daily life.

There is also a separate snug, giving the home a valuable additional reception room. This could be used as a cosy evening room, children's playroom, reading space, music room or simply somewhere to retreat when you want a quieter moment away from the main living areas.

A dedicated study adds further flexibility and is ideal for those who work from home, need space for paperwork, studying, hobbies or simply want a separate area away from the family spaces.

A ground floor WC completes the downstairs accommodation.





First Floor

The first floor continues the sense of space and practicality.

The principal bedroom is a generous and peaceful room with its own en suite shower room, creating a private retreat within the home.

Bedroom two also benefits from an en suite, making it ideal for guests, older children or family members who would appreciate their own facilities.

There are two further bedrooms, both served by the family bathroom. The overall layout is well balanced and practical, offering the flexibility needed for family life, visiting guests, hobbies or working from home.

The Canalside Lifestyle

Beyond the garden lies the canal, and this is where the home becomes truly exceptional.

This setting offers a lifestyle that very few properties can provide. Towpath walks from your doorstep. Summer evenings beside the water. Wildlife, calm, privacy and the possibility, subject to approval, of keeping a boat at the end of your own garden.

It is easy to imagine the rhythm of life here: working from the cabin, stepping into the garden between appointments, walking along the canal after school, enjoying a drink outside on a summer evening, or simply appreciating the peaceful outlook after a busy day.

This is not just outdoor space. It is a lifestyle setting.



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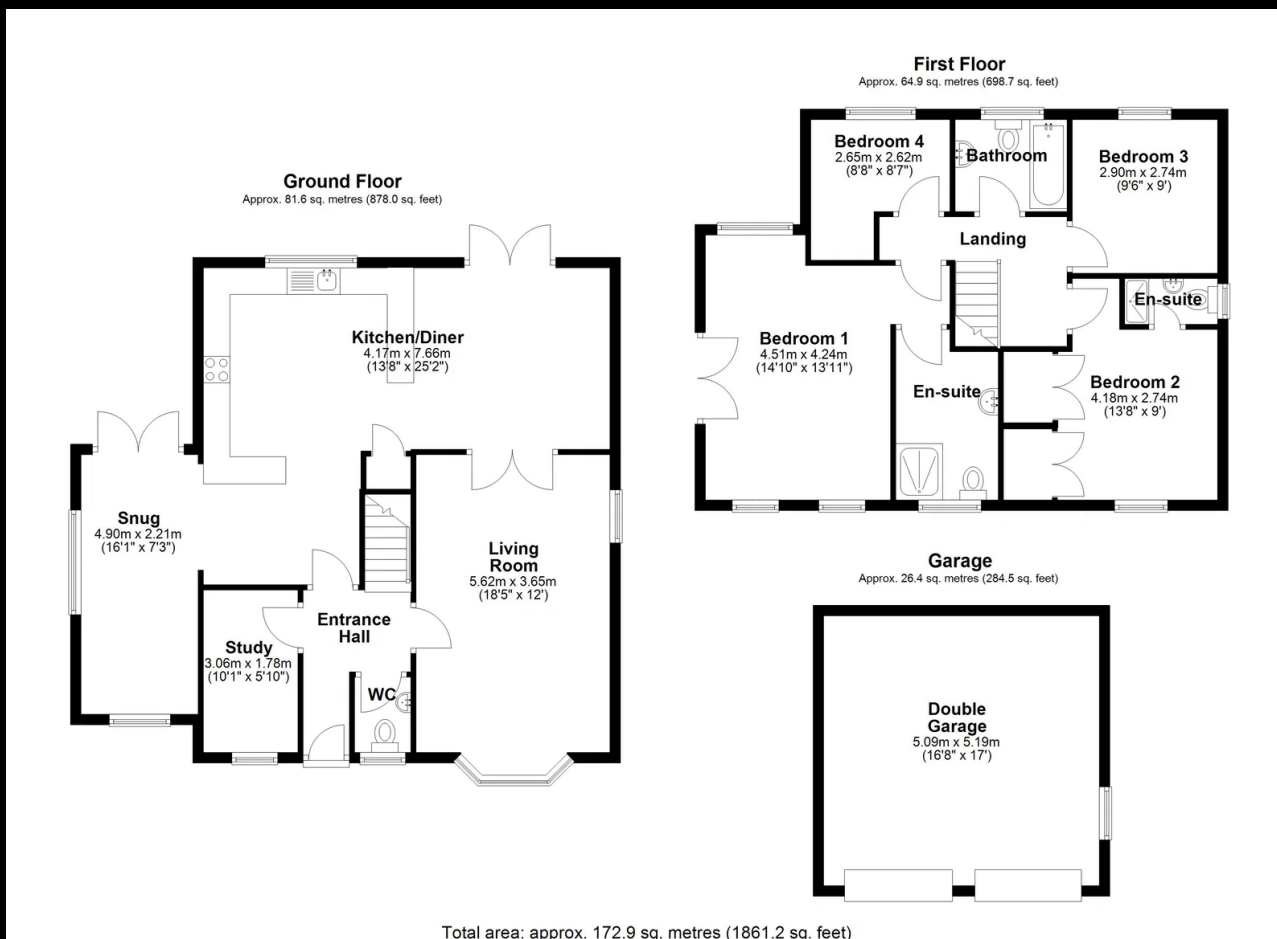
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Mooring Information

The property benefits from a long established end of garden mooring currently held with the Canal & River Trust, subject to buyer application and approval.



The current owners have had a single, long term end of garden mooring at the property, off and on, for around 25 years. The mooring agreement is with the Canal & River Trust, with the current cost understood to be approximately £755 per annum for their 50ft boat. Even though the land is owned by the property owner, the Canal & River Trust owns the canal bed, so permission is required for the exclusive right to create and use an end of garden mooring. The mooring agreement does not automatically transfer to a new homeowner, as this is standard Canal & River Trust policy. A prospective purchaser would need to make their own application directly to the Canal & River Trust. The current owners have advised that an application can be made online before completion and, if approved, the approval remains in force for 12 months to allow the sale to complete. The boat is not included within the sale of the property, but may be available by separate negotiation.



The Garden

The rear garden is one of the true highlights of this home.

Mature, private and beautifully established, it has been lovingly shaped over many years and offers far more than a standard outdoor space. This is a garden with character, privacy and purpose.

There are areas to sit, eat, relax and entertain, with mature planting, lawned space and a wonderful sense of calm. The vegetable patch adds charm and practicality, while the hidden swing set gives a lovely reminder of the family life that has unfolded here over the years.

It is a garden designed to be used and enjoyed. Morning coffee outside, summer evenings with friends, children exploring, vegetables growing, quiet moments with a book, or simply standing back and appreciating the privacy of such an established setting.

The Garden Cabin

The garden cabin is a standout feature and adds another layer of flexibility to the property.

The current owners have successfully run a business from this space, making it a proven work from home environment. It offers excellent potential as a home office, creative studio, treatment room, consulting space, hobby room, teenage retreat or peaceful garden escape.

For anyone running a business, working remotely, coaching, creating, writing, designing or simply needing a dedicated space away from the main house, this cabin could be incredibly valuable.

It gives separation without disconnection, allowing you to work from home while still feeling part of the property and garden setting.

