



Bank House Bank House Lane, Smallwood

£1,200,000 Freehold

Prestigious Smallwood setting – A beautiful semi-rural Cheshire hamlet surrounded by countryside, yet moments from Congleton, Sandbach, excellent schools and a renowned village pub. • Approx. one acre of private grounds – Mature landscaped gardens with open views across Cheshire farmland, offering exceptional privacy and space for family life. • Character meets contemporary luxury – Elegant reception rooms, original period features, high ceilings and a bespoke country kitchen designed for modern entertaining. • Five generous bedrooms and three luxury bathrooms – Including two superb principal suites, all beautifully presented (straight into. • Outstanding indoor and outdoor entertaining – Alfresco kitchen, dining terrace, creating the perfect setting for year-round hosting. • Exceptional lifestyle extras – air-conditioned cinema room with bar, home office/studio, solar panels and extensive driveway.





Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



Reception hall

24' 9" x 7' 4" (7.55m x 2.23m)

Lounge

24' 9" x 14' 7" (7.55m x 4.44m)

Sitting room

14' 10" x 14' 0" (4.53m x 4.27m)

Living dining kitchen

38' 9" x 16' 5" (11.80m x 5.00m)

Overall

Living Kitchen Area

30' 1" x 16' 10" (9.18m x 5.12m)

Conservatory dining area

16' 4" x 7' 1" (4.99m x 2.17m)

Inner hall

Utility room

7' 5" x 5' 7" (2.26m x 1.70m)

Cloaks WC

5' 3" x 4' 7" (1.59m x 1.39m)

Side porch

3' 6" x 3' 7" (1.07m x 1.09m)

Galleried landing

25' 1" x 7' 4" (7.65m x 2.23m)

Inner hall







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