



Andrew J Nowell
& Company

2 Bollin House Barns, Blakely Lane

Guide Price £695,000



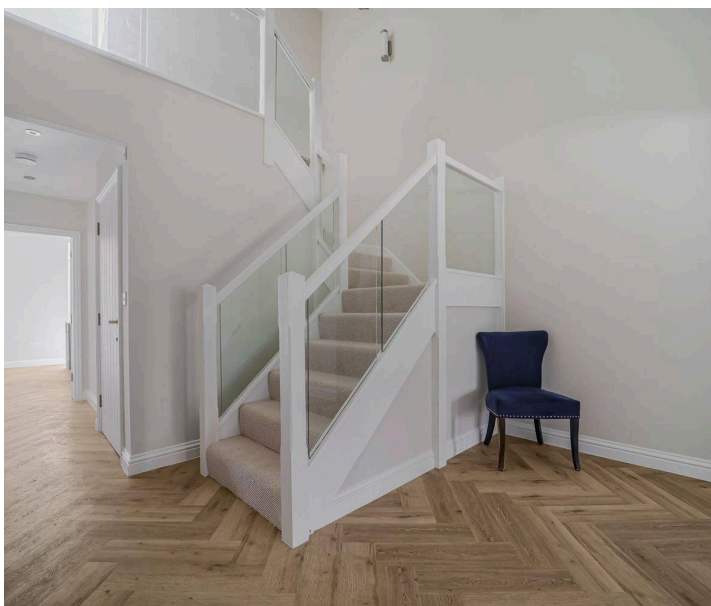
2 Bollin House Barns, Blakely Lane, Mobberley, WA16 7LX

- High Specification
- Original Beams
- Vaulted Ceilings

Beautifully combining the charm of a traditional Cheshire barn with the comfort of contemporary living, Bollin Barn 2 is an exceptional newly renovated three-bedroom barn conversion extending to approximately 1,445 sq.ft. Thoughtfully restored by Virtu Homes to an impressive specification, the property retains a wealth of original character, including exposed oak beams and magnificent vaulted ceilings, whilst offering stylish, energy-efficient accommodation finished to an exacting standard.

The heart of the home is the superb kitchen space, the bespoke shaker-style kitchen is beautifully appointed with quartz worktops and a full range of integrated appliances, complemented by a separate utility room. A spacious living/dining area enjoys vaulted ceilings, while two well-proportioned double bedrooms and a luxurious family bathroom complete the ground floor. while two well-proportioned double bedrooms and a luxurious family bathroom complete the ground floor.

The first floor is arranged around a striking galleried landing overlooking the main living area, enhancing the wonderful sense of volume created by the vaulted ceilings. The principal bedroom suite benefits from a dressing room and a beautifully appointed en-suite shower room, providing an ideal private retreat.



The high-quality specification continues throughout with Karndean flooring to the principal living areas, wool carpets to the bedrooms and stairs, designer sanitaryware, illuminated mirrors, brushed gold ironmongery and energy-efficient air source heating.

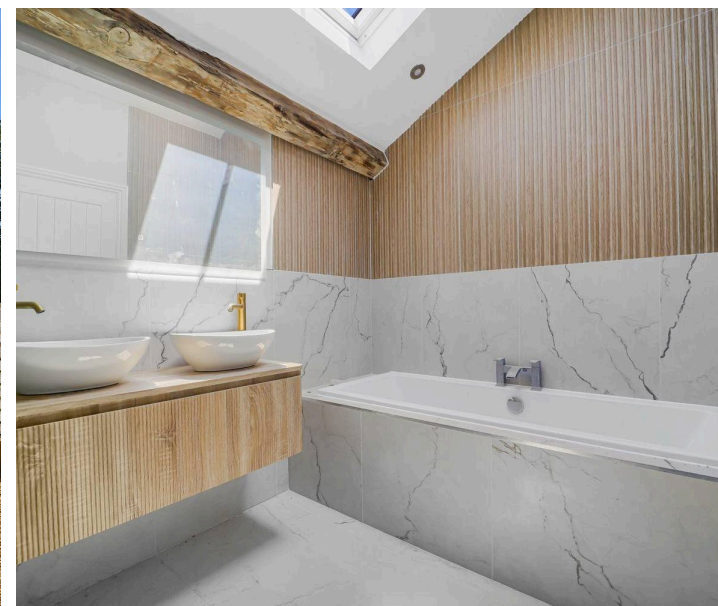
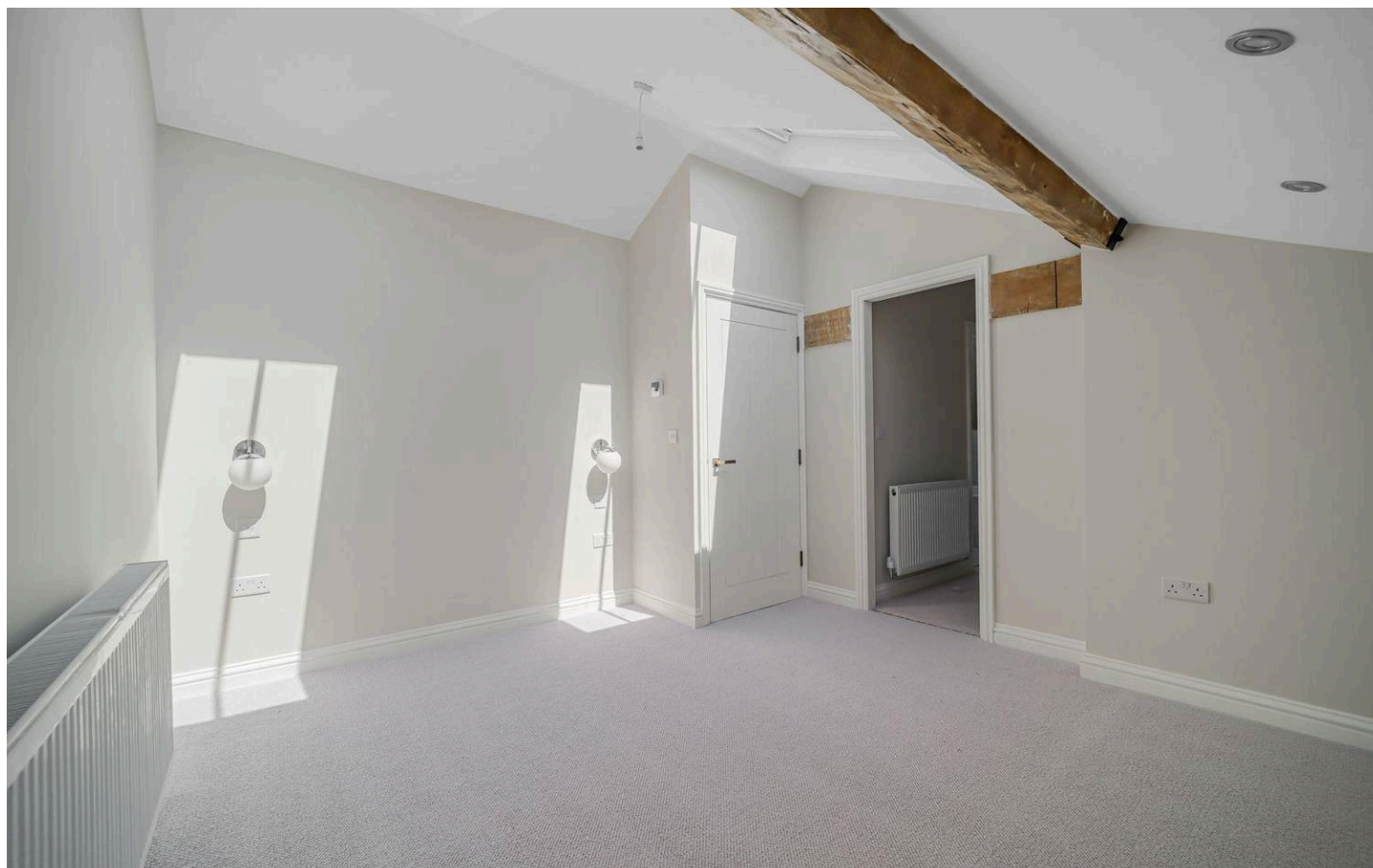
Externally, the property enjoys a private landscaped rear garden with patio and lawn, together with gravelled parking, creating an attractive low-maintenance setting in this sought-after semi-rural location. Offering the perfect balance of period character and modern luxury, Bollin Barn 2 represents a rare opportunity to acquire a beautifully restored home in the heart of the Cheshire countryside.

Important Information

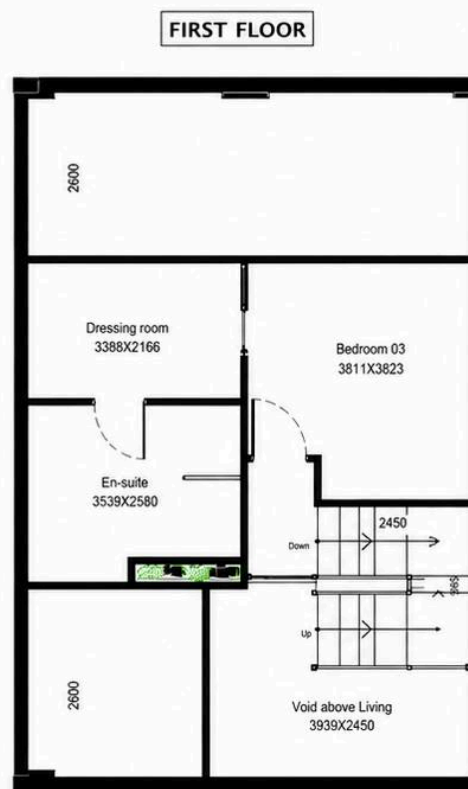
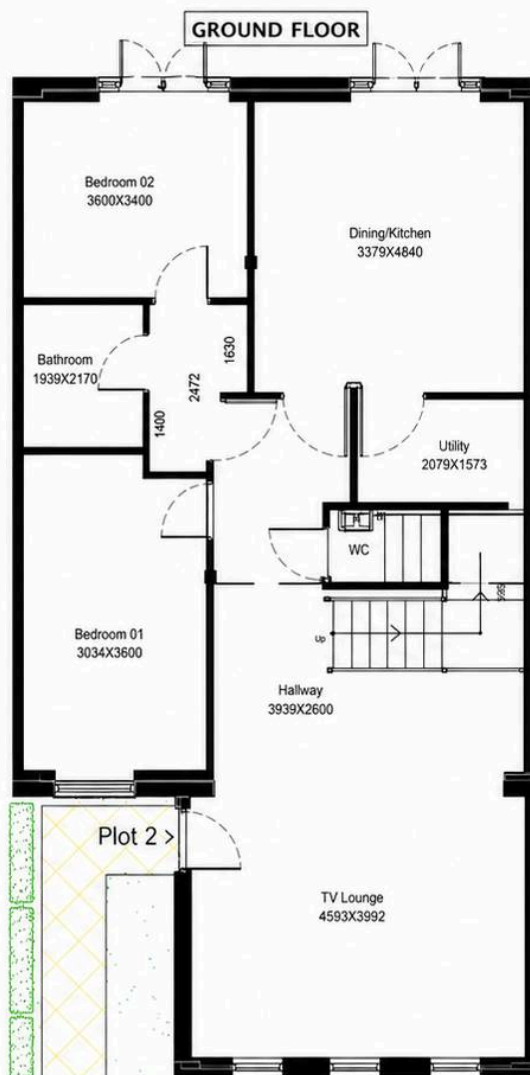
- Council Tax – Cheshire East – Band TBC
- EPC Rating – TBC
- Tenure – Freehold
- Heating: Air Source Heat Pump
Services: Mains Water, Electric & Septic Tank Drainage
- Parking: Driveway
- What 3 Words – [///groups.tangling.ferrets](https://groups.tangling.ferrets)
- Flood Risk*: Very low risk of flooding
- Broadband**: Ultrafast Broadband available.
- Mobile Coverage**: Mobile coverage with main providers (EE, O2, Three & Vodafone) limited coverage indoors.

* Information provided by GOV.UK

**Information provided by Ofcom checker.



BOLLIN BARN 2



TOTAL FLOOR AREA

Approx. 1,445 sq ft / 134.3 sq m

ROOM DIMENSIONS

Kitchen / Dining	7.16 x 2.80 m 23'6" x 9'2"
TV Lounge	3.99 x 3.77 m 13'1" x 12'4"
Bedroom 1	4.30 x 3.56 m 14'1" x 11'8"
Bedroom 2	3.40 x 3.38 m 11'2" x 11'1"
Bathroom	2.20 x 1.79 m 7'3" x 5'10"
Utility	2.08 x 1.57 m 6'10" x 5'2"
Bedroom 3	3.82 x 3.55 m 12'6" x 11'8"
Dressing Room	2.19 x 2.60 m 7'2" x 8'6"
En-suite	2.58 x 2.60 m 8'6" x 8'6"
Gallery / Landing	3.94 x 2.80 m 12'11" x 9'2"

Measurements and floor areas are approximate and taken from the supplied architectural drawing. They are intended for marketing guidance only and must not be relied upon for valuation, fitting or legal purposes.

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The Agent has not tested any fixtures, fittings, equipment, or services and cannot confirm they are in working order. Property details are provided by the vendor, and the Agent accepts no liability for errors. A purchase through the agency will incur an administration fee covering Anti-Money Laundering (AML) checks, identity verification, and ongoing compliance monitoring.