



**GASCOIGNE  
HALMAN**

2 DAVENPORT MEWS

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THE AREAS LEADING ESTATE AGENT



## 2 DAVENPORT MEWS

**795,000**

Exceptional barn conversion in a semi-rural location with original features, impressive drawing room with vaulted ceiling, modern comforts, large annexe, ample parking, two garages, and garden views. Close to amenities and transport links.

This exceptional barn conversion presents a rare opportunity to acquire a unique and characterful home in a desirable semi-rural location, with local facilities easily accessible.

The property showcases an impressive blend of original features and modern comforts, beginning with a stunning large drawing room that boasts a vaulted ceiling, exposed brick inglenook fireplace, elegant oak panelling to the walls, and maple flooring, creating a warm and inviting atmosphere. Two sets of French doors open to the rear, allowing natural light to flood the space and providing pleasant views of the garden. A second living room also has doors onto the garden. The thoughtfully designed kitchen offers ample storage and workspace. Upstairs, the master bedroom is a true retreat, featuring an en-suite bathroom, AC unit and a distinctive oriel window that frames picturesque views of the garden. A second well-proportioned bedroom utilises a family bathroom, each room benefitting from generous proportions and tasteful décor.

One of the property's outstanding features is the separate annexe, which includes its own kitchen, bathroom, and three additional rooms (perfect for a dependant relative, guest accommodation, or a home office suite). In need of modernisation this versatile space ensures flexibility for a variety of lifestyle needs.



The property also benefits from ample parking and two large garages, providing excellent storage and convenience for multiple vehicles.

The large mature private garden includes a generous patio area, ideal for al fresco dining and summer barbeques, as well as a well-maintained lawn bordered by established shrubs and trees that provide privacy and a sense of seclusion. A charming summer house is perfect for use as a home office, studio, or relaxing hideaway.

This fabulous barn conversion represents an ideal choice for those seeking a distinctive family home that combines period charm with modern practicality, all within a peaceful yet accessible location.

### **DIRECTIONS**

CW12 4ST- Davenport Mews

### **LOCATION**

Somerford is situated between Congleton and Holmes Chapel which provides an array of individual shops, including a number of quality delicatessens, butchers and bakers and several public houses and restaurants. For the commuter access to the nearby Northwest motorway network is easily available at Junction 18 or 17 of the M6. Both locations have their own rail station on the commuter line between Manchester Piccadilly and Crewe with Intercity links to London Euston. Manchester International Airport is also close by. Excellent educational facilities cater for children of all ages in both the state and private sectors and the leisure centre in Holmes Chapel provides for most sporting activities. A number of private sporting clubs, golf courses and equestrian centres are within a short drive.

### **LOCAL AUTHORITY**

Cheshire East band G

### **ENERGY PERFORMANCE RATING**

EPC Rating F

### **TENURE**

Freehold

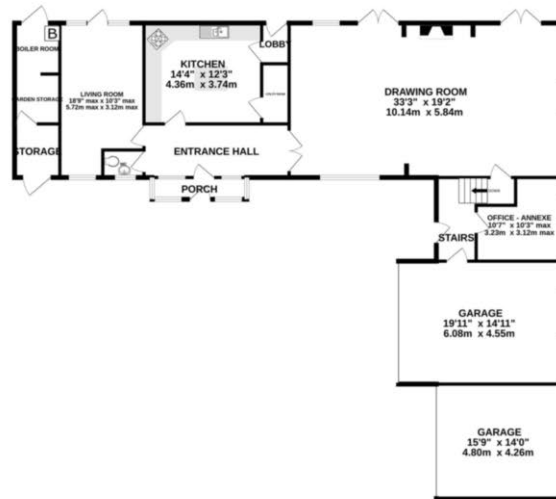
### **VIEWING**

Viewing strictly by appointment through the Agents.

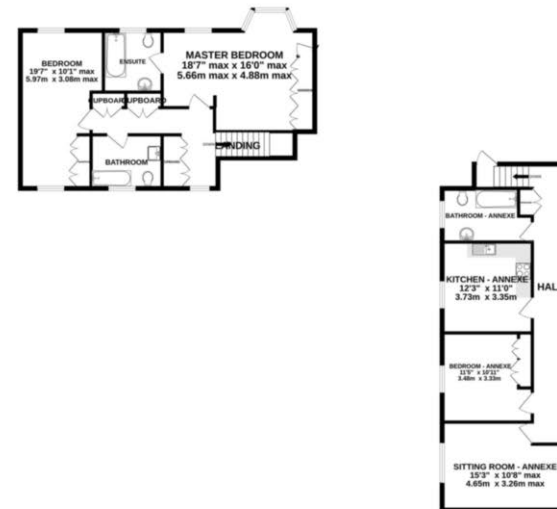
### **SERVICES (NOT TESTED)**

Services have not been tested and you are advised to make your own enquiries and/or inspections.

GROUND FLOOR  
1941 sq.ft. (180.3 sq.m.) approx.



1ST FLOOR  
1282 sq.ft. (119.1 sq.m.) approx.



TOTAL FLOOR AREA: 3222 sq.ft. (299.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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