



5 Sandown Reach Coole Lane, Newhall

Guide Price £455,000



in association with



5 Sandown Reach Coole Lane

Newhall, Nantwich

A Characterful 3-Bedroom Barn Conversion, Large Garden with Countryside Views and Garage.

A unique three-bedroom barn conversion set in a semi-rural location, offering approximately 1,600 sq ft of accommodation. The property benefits from a ground floor master bedroom with en-suite, first floor living space with mezzanine and a large rear garden with countryside views.

This barn conversion offers well-proportioned and versatile accommodation combining character features with practical living. The ground floor includes a spacious entrance hall with stunning farmhouse style tiles, a master bedroom with en-suite shower room, and a kitchen/dining room fitted with a range of units, integrated appliances and granite work surfaces. A WC/utility room provides additional functionality with plumbing for a washer and dryer.

- Characterful barn conversion
- Large rear garden (approx. 80 metres)
- Approximately 1,500 sq ft
- Three bedroom barn conversion
- First floor living room with vaulted ceiling and exposed beams
- Open countryside views
- Semi-rural location



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Upstairs, there are two double bedrooms and a family bathroom fitted with a three-piece suite which comprises of a bath with shower above, vanity unit and W/C. The main living room is located on the first floor and features vaulted ceilings, exposed beams and skylight windows, creating a bright and characterful space. A mezzanine level overlooks the living area and provides an ideal space for a home office or a snug.

Enjoying a semi-rural setting, the property offers an ideal balance of countryside living and convenient access to local amenities, transport links, and the nearby towns of Audlem and Nantwich, which are just 6 and 13 minutes away respectively. Overwater Marina and cafe are also a short walk away, with idyllic boat trips to Audlem available from April to October.

Council Tax band: E

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





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GARDEN

262' 6" x 19' 8" (80m x 6m)

To the rear, the property benefits from a large garden measuring approximately 80 metres in length, including a patio area, lawn, established eating apple and pear trees and further paddock-style space with open countryside views. The property also offers off-road parking for multiple vehicles along with a single garage.

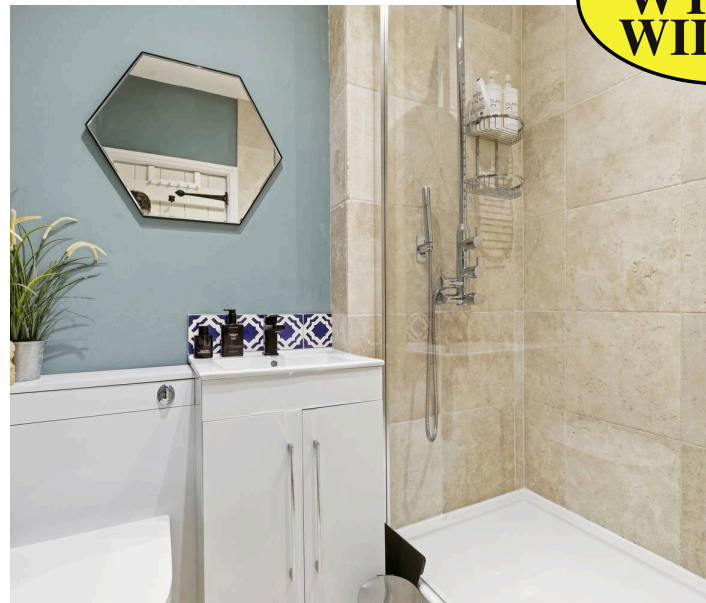
OFF STREET

3 Parking Spaces

There are three parking spaces, one in front of the garage and two to the rear of the garages which gives the property ample parking space.



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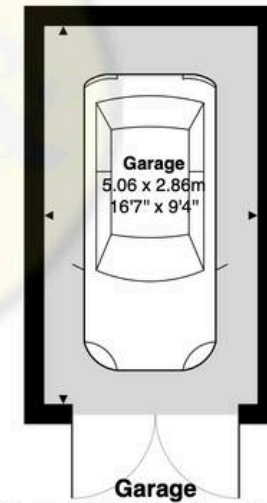
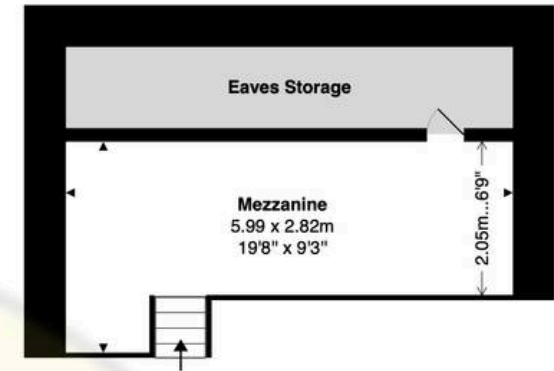
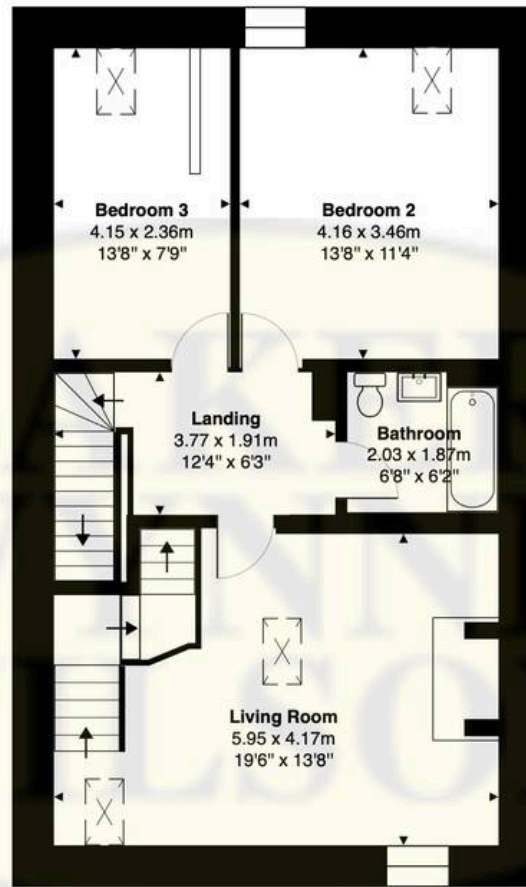
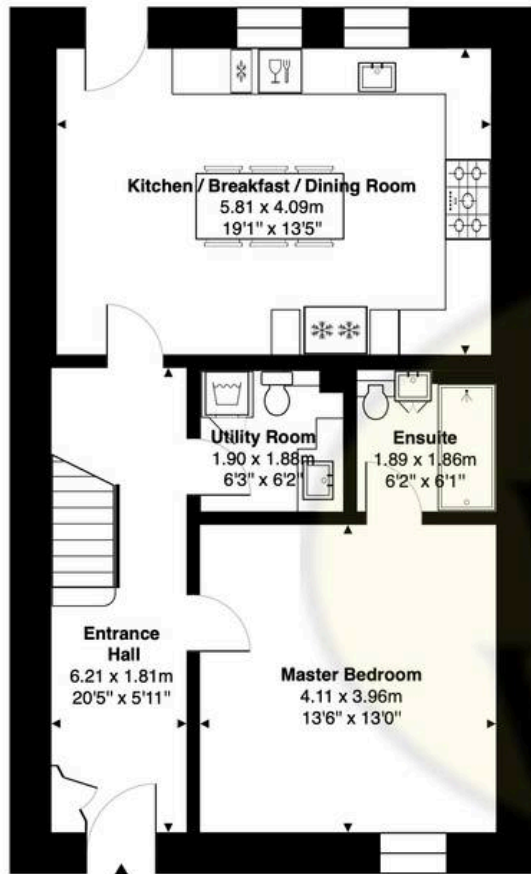




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Approximate Gross Internal Area: 152.9 m² ... 1646 ft² (Including Garage, excluding eaves storage)

Whilst every attempt has been made to ensure accuracy, all measurements are approximate.

This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.

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