



COACH HOUSE CHURCH LANE, SMALLWOOD,  
CW11 2UT

ASKING PRICE £650,000



STEPHENSON BROWNE

Welcome to the Coach House on Church Lane. A beautifully renovated former barn set within the quaint village of Smallwood. Once part of The Rectory and formally divided in 2004, the property is listed by virtue of its historic curtilage to the Grade II listed building. Offering a rare combination of heritage character and contemporary finish, this charming home has been thoughtfully updated to an exceptional standard throughout.

The property features versatile and multi-functional accommodation, ideal for modern living, multi-generational arrangements or guest use. A detached garage has been professionally converted, creating a self-contained annex that offers superb flexibility. Inside the main residence, vaulted ceilings, character features and a quirky attic room add unique charm, complemented by engineered oak flooring, quality carpets and stylish décor.

The Coach House benefits from private and enclosed courtyards along with an extensive south-facing garden, offering excellent outdoor space for relaxation and entertaining. The rural setting provides picturesque field views and access to nearby walking routes, while remaining just an eight-minute drive from Sandbach town centre. Ample driveway parking further enhances the practicality of this impressive home.

Recent renovations include rewiring in 2016, full insulation and plastering, and the installation of double-glazed and triple-glazed windows throughout. Central heating and hot water are supplied by an LPG Worcester combi boiler installed in 2021 and serviced annually, with the property connected to mains water. Two modern shower rooms and a cloakroom complete the well-appointed accommodation.

This beautifully finished home offers a rare opportunity to enjoy countryside living with modern comfort in an idyllic Cheshire village.



## Entrance Hall

9'8" x 3'10"

Providing access to the kitchen diner, sitting / dining room, and cloakroom.

## Cloakroom

9'8" x 3'1"

WC, hand wash basin, and hanging storage for cloaks.

## Kitchen Diner

19'8" x 9'9"

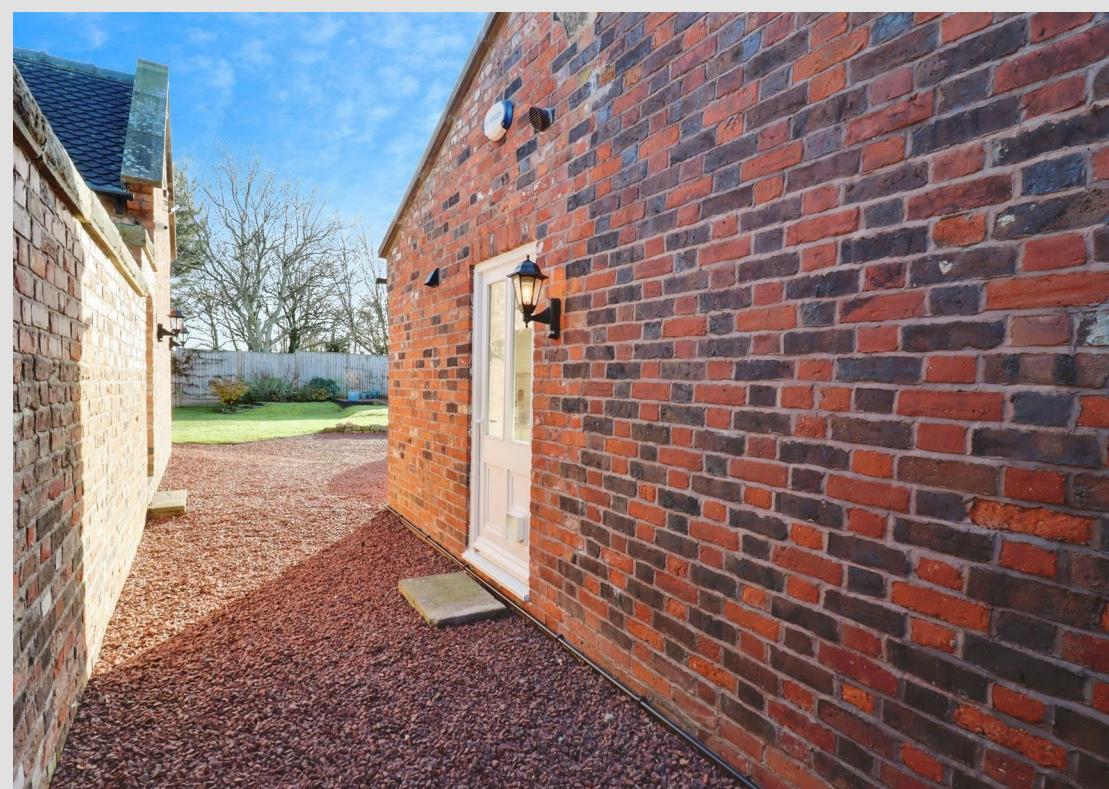
The recently installed kitchen boasts a range of wall and base units with extensive work surfaces over. Integrated dishwasher, washing machine and fridge / freezer. Induction four ring hob and double oven and grill. Access to a 2-4ft inspection hatch / loft. Space for a dining table and chairs.



## Sitting / Dining Room

14'7" x 13'1"

Oak balustrade leading to the first floor. Feature double doors leading to the private courtyard.



## Living Room / Snug

13'1" x 12'2"

A further bright reception room currently utilised as a snug / lounge. Featured double doors providing access to the private courtyard.

## Landing

7'9" x 5'8"

Oak balustrade and access to the attic.

## Bedroom One

13'1" x 12'2"

Grand principal bedroom with a vaulted, insulated ceiling.

## Shower Room

6'2" x 5'5"

A recently installed shower room. Comprising a walk-in power shower, vanity sink, WC, and large heated towel rail.

## **Bedroom Two**

11'3" x 8'6"

Double bedroom with fitted mirrored wardrobes. Featuring the original coach window upgraded to triple glazing.

## **Attic**

7'6" max height

Power and light.

## **Lounge (Annex)**

14'8" x 9'10"

A spacious reception area with stairs leading to the Annex Bedroom. Electric storage heating.

## **Shower Room (Annex)**

8'2" x 4'0"

Walk-in shower, vanity sink and WC.

## **Bedroom (Annex)**

18'11" x 8'2" max

Double bedroom with a pitched, insulated ceiling. Electric storage heating.

## **Externally**

Extensive, graveled driveway parking. A private and enclosed courtyard, with double gate feature, side gate, brick archway entrance and a brick store. Separate side courtyard home to a large and powered shed / workshop which was built two years ago., plus two further sheds for storage. A South-facing garden with assigned suntrap seating area. External tap and lighting.



## General Notes

An annually serviced, LPG Worcester Combi Boiler (Installed in 2021) for Hot Water and Central Heating. Connected to the mains water supply.

An upgraded plastic fibre septic tank - emptied annually for approx £150pa.

Upgraded and improved drainage and soak-away.

Double-glazed windows throughout with secondary double glazing to the coach windows, creating a triple-glazed benefit.

Rewired in 2016. Insulated and plastered. Completely renovated throughout, including engineered oak flooring and carpets.

## Tenure

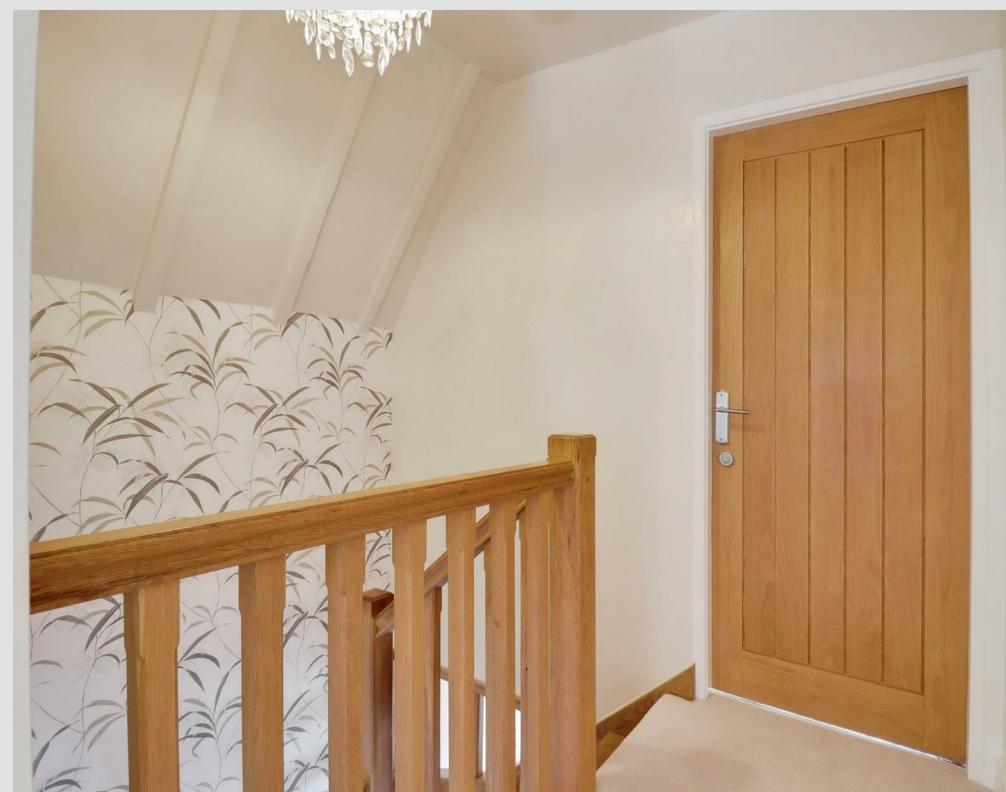
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

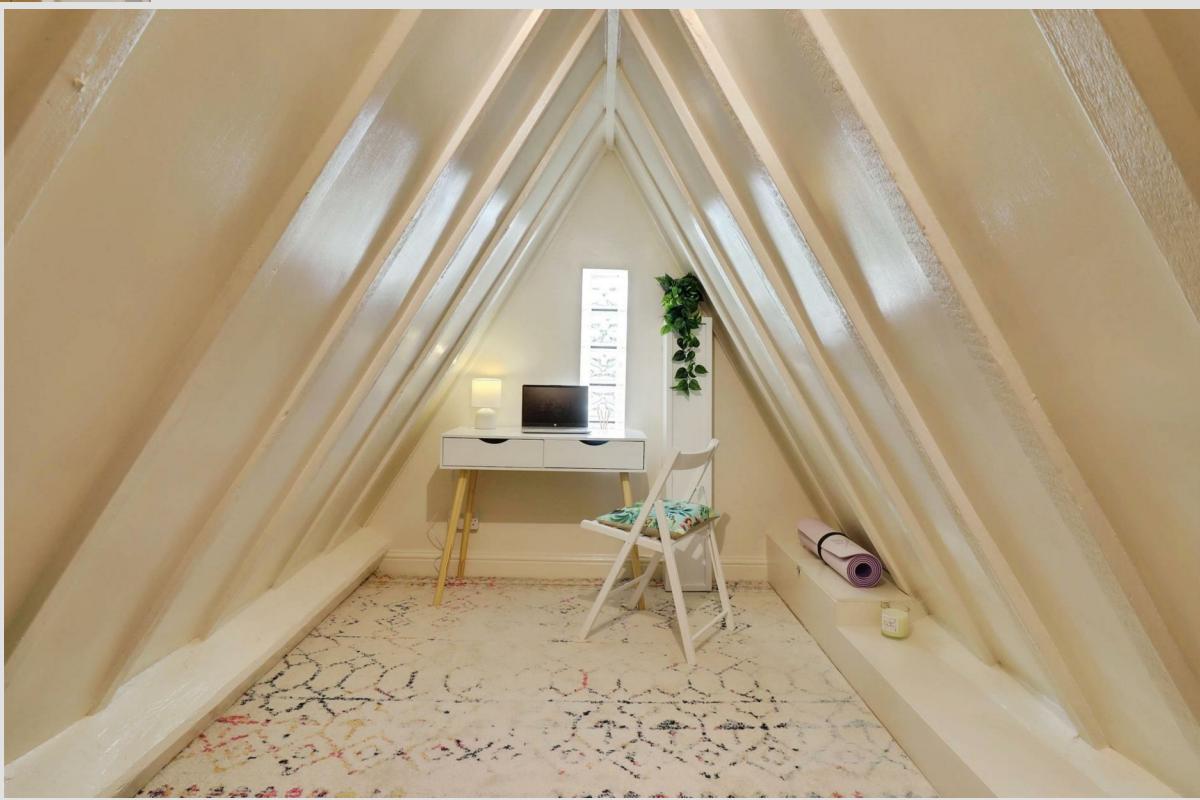
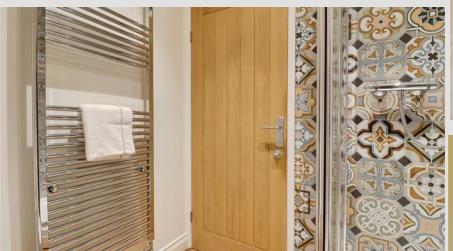
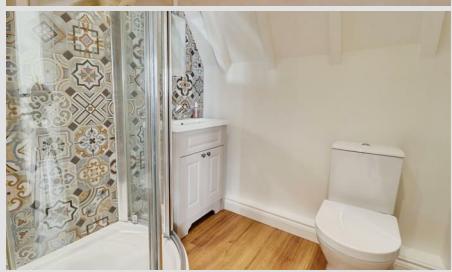
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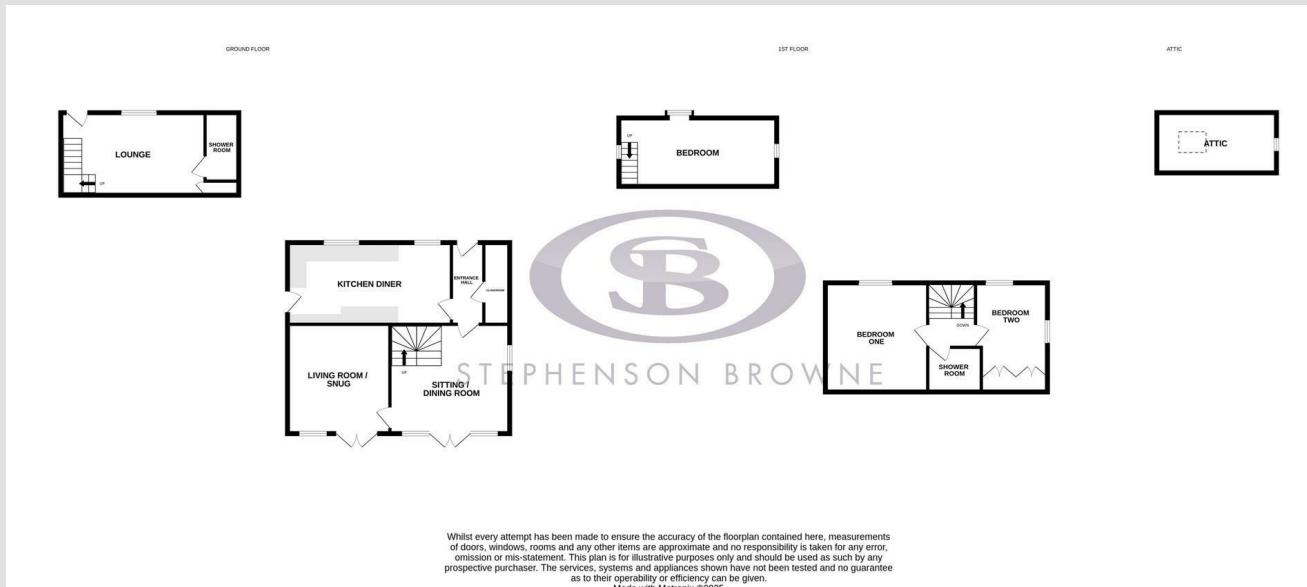
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## Floor Plan



## Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F	39	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

## Viewing

Please contact our Sandbach Office on 01270 763200 if you wish to arrange a viewing appointment for this property or require further information.

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