



3 BRICK HOUSE BARNS CONGLETON ROAD,
SANDBACH, CW11 4SR
OFFERS OVER £325,000



STEPHENSON BROWNE

Established on a private development on Congleton Road in Sandbach, this exceptional barn conversion boasts Grade II Curtilage Listing status, making it a truly unique property. Just a short drive from the bustling town centre and conveniently located near junction 17 of the M6 motorway, this home offers both tranquillity and accessibility.

As you enter, you will be greeted by an inviting open-plan living space that seamlessly blends modern comforts with original character, perfect for entertaining or relaxing with family. The kitchen, complemented by a separate utility area, is designed for both functionality and style, making it a delightful space for culinary enthusiasts.

This barn conversion comprises three generously sized double bedrooms, including a main bedroom with an ensuite wetroom, ensuring ample space for family and guests. Additionally, there is a well-appointed family bathroom and a convenient downstairs WC.

The property retains many original features, such as stunning beams, plus Velux skylight windows, and solid oak floors and doors, which add to its charm and character. The Accoya window frames and double glazing enhance the aesthetic appeal while providing energy efficiency. A new combi boiler and heating system ensure comfort throughout the seasons.

Externally, the property offers extensive parking, a private garden, and a delightful secret garden that provides picturesque views of Congleton Cloud in the distance. This outdoor space is perfect for enjoying the serene surroundings or hosting gatherings.

This barn conversion is a rare find, combining historical charm with modern living in a desirable location. It is an ideal home for those seeking a unique property with character and convenience.



Entrance Hall

9'8" x 5'1"

Lounge

17'6" x 9'10"

Patio doors leading to the garden.

Kitchen Diner

17'6" x 17'3"

Fire escape double window. Solid wood cabinets. Space for an Aga and American fridge / freezer. Belfast double sink. Space and plumbing for a dishwasher. Copper tiled, concrete and wooden work surfaces. Space for a large dining table.

Utility / Cloakroom

7'3" x 5'0"

Space and plumbing for a washing machine and tumble dryer. Low level back to wall WC and concrete hand wash basin.

Stairway / Inner Passage

17'6" x 5'10"

Landing

13'0" x 6'5"

Bedroom One

16'11" x 10'7"

Double bedroom with ensuite.

Ensuite Wetroom

4'11" x 4'3"

Underfloor heating. Concrete hand wash basin. Low level back to wall WC. Walk-in rainfall shower. Velux skylight.

Bedroom Two

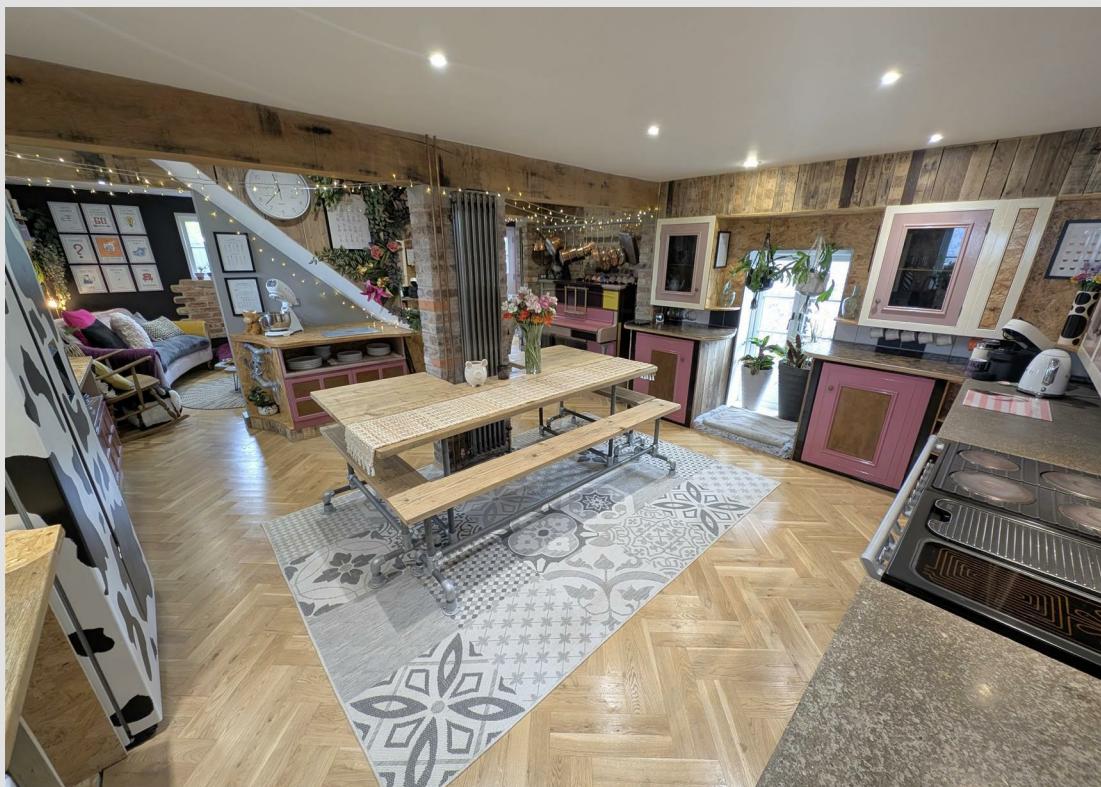
11'9" x 10'7"

Double bedroom with fitted sliding wardrobe and drawer units. Velux skylight.

Bedroom Three

13'1" x 10'2"

Double bedroom.



Bathroom

9'10" x 5'8"

Tiled floor with underfloor heating. Copper bathtub. Concrete hand wash basin. Low level back to wall WC. Velux skylight.

Externally

Two sheds, one with internal power. External double power sockets. Secret garden with wildflower meadow and field views with Congleton Cloud in the distance.

General Notes

Solid oak doors and flooring throughout.

Accoya window frames with double glazing. Nest central heating system.

Worcester combi boiler & new heating system / piping. The boiler is fully serviced with approximately six years remaining on the warranty.

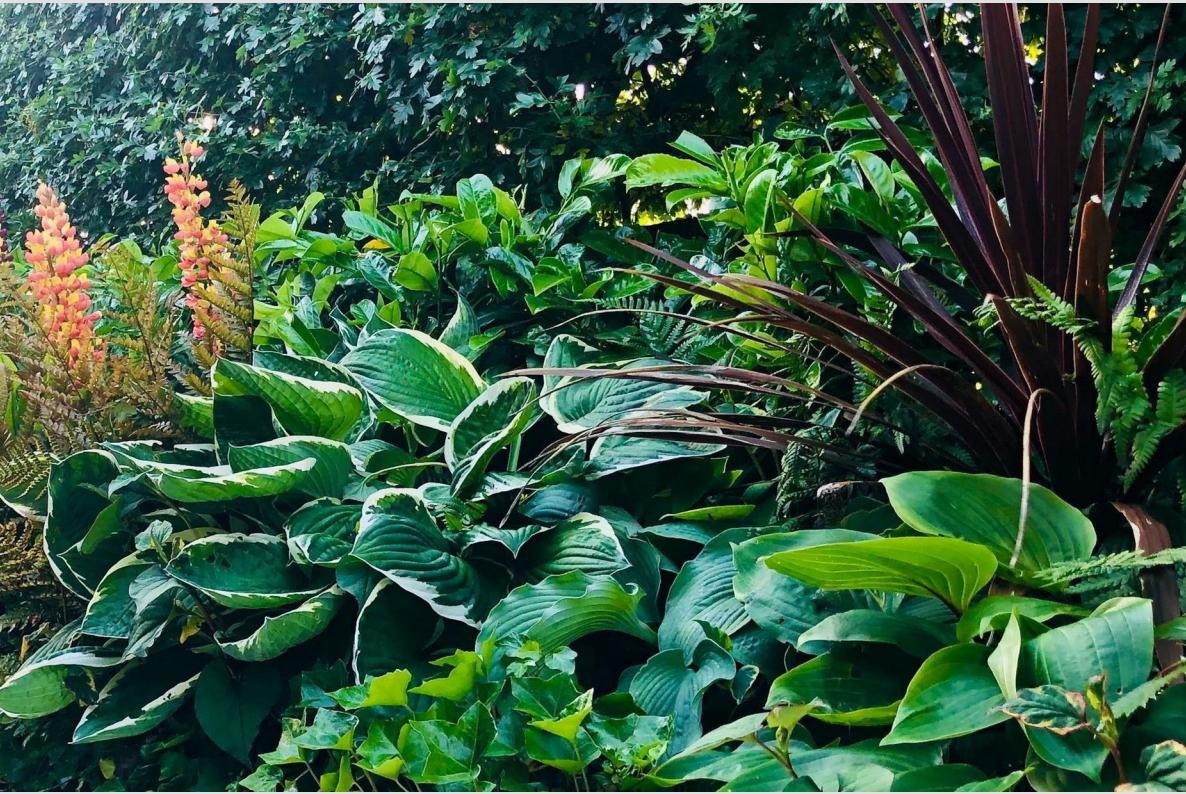
LPG underground bulk storage tank, currently costing £70 per month.

Grade II Curtilage listed building with original features throughout including timber beams.

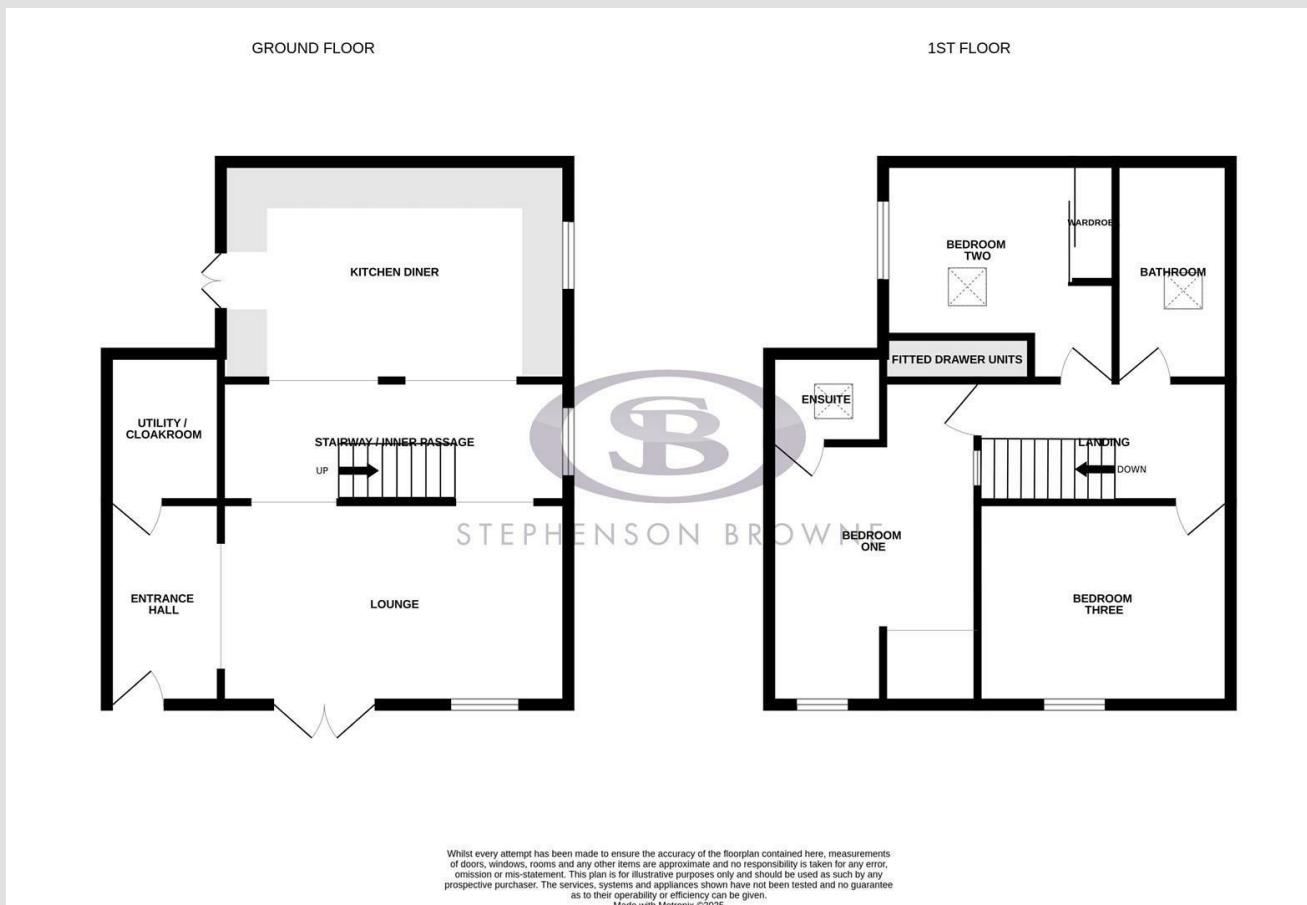
The current owner is a director of the management company for the communal areas, a monthly payment of £50 is paid by all owners for servicing and upkeep.







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	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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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