



THE BARNHOUSE HIND HEATH ROAD, SANDBACH,
CW11 3LZ

OFFERS OVER £799,000



STEPHENSON BROWNE

Welcome to The Barnhouse, a stunning barn conversion offering a unique blend of modern living and rustic charm. Thoughtfully designed by the current owners, the property is situated within a small residential development off Hind Heath Road, providing a peaceful retreat while still being conveniently close to local amenities.

As you enter, you are greeted by an impressive interior featuring vaulted ceilings adorned with skylights and original beams that create a sense of space and light. The ground floor boasts solid oak flooring and doors with Kirkpatrick door furniture, enhancing the warm and inviting atmosphere. A grand feature brick fireplace serves as a focal point in the sitting room, perfect for cosy evenings.

The property comprises four spacious reception rooms, providing ample space for relaxation and entertainment. One of these rooms is ideally suited for use as a home office, while the others offer versatile options for family living. The well-appointed kitchen, along with a separate utility room, ensures that all your culinary needs are met.

Four large double bedrooms, including two with ensembles, make this home perfect for families or those who enjoy hosting guests. A family bathroom and a convenient downstairs shower room add to the practicality of the layout.

Externally, the property features a stoned courtyard and driveway parking for several vehicles, along with a large integral garage. The extensive gardens are a true highlight, with feature stones, low-maintenance pond, a large lawned area, and various seating and entertainment spaces that catch the sun at different times of the day.

This remarkable barn conversion is not only a home but a lifestyle, with access onto the Salt Line (Wheelock Rail Trail), perfect for leisurely walks and outdoor activities. This property is a rare find and is sure to impress all who visit.



Entrance Hall

10'6" x 9'10"

With space for downstairs storage.

Sitting Room

17'11" x 17'8"

Feature beamed ceiling with dual aspect windows. LPG stove effect fire and over-sized brick surround with York Stone hearth. External door providing access to the garden.

Dining Room

17'8" x 14'3"

Dual aspect windows.

Kitchen

16'2" x 14'2"

A range of hand-painted wall and base units are complemented by the Terracotta floor tiles. Beech work surfaces over. Granite island with power, storage and space for a built-in microwave, integrated bin storage. Integrated dishwasher. Integrated fridge and freezer each with storage below. Range cooker with 7 ring LPG gas hob and two electric ovens and grill below, extraction hood above. Double Belfast sink with traditional mixer tap set. Smart corner storage. French doors leading direct to the patio and garden. Space for a table. Doors leading to Utility and Garage.

Utility

8'5" x 7'1"

Terracotta floor tiles. Work surface with space and plumbing for a washing machine. Round stainless steel sink with combination taps and storage below. Boarded loft storage with light. Internal stables door. External door leading to driveway.

Shower Room (Downstairs)

8'5" x 5'8"

Ceramic tiled floor. Electric shower corner unit. Traditional three-piece suite.

Study

10'4" x 6'6"

A versatile space with oak boarded floor. Ample electrical sockets and telephone point.



Sitting Room (Upstairs)

17'8" x 14'4"

A flexible space with feature lighting. Heritage Velux windows. Circular feature window in the gable wall. Eaves storage.

Landing

24'6" x 10'6"

Feature exposed King Post beams with vaulted ceiling. Heritage Velux windows. Storage cupboard.

Bedroom One

15'6" x 14'2"

Double bedroom with vaulted ceiling and exposed beams. Low level window overlooking the garden.

Ensuite (Bedroom One)

15'6" x 7'4"

Double walk-in electric shower. Four-piece heritage suite. Sauna (electric). Free-standing roll top bathtub with French styled combination shower taps.

Bedroom Two

16'2" x 9'5"

Double bedroom with vaulted ceiling, exposed beams and fitted wardrobes. Double windows overlooking the rear garden.

Ensuite (Bedroom Two)

6'0" x 5'10"

Contemporary designed wash hand basin and matching WC with corner electric shower having a Heritage Velux and exposed feature beams over.

Bedroom Three

10'9" x 10'5"

Double bedroom with vaulted ceiling, exposed beams and rear garden aspect. Fitted wardrobes.

Bedroom Four

18'2" x 7'10"

Double bedroom with vaulted ceiling, exposed beams. Fitted wardrobes.



Bathroom

8'11" x 6'6"

Five-piece traditional suite including bidet. Walk-in shower. French-styled combination shower taps over the bath. Heritage Velux window.

Garage

18'9" x 17'10"

Electric up and over door, ample power sockets, hot and cold taps with sink. Understairs storage cupboard with power and light.

External

Stoned courtyard leading through to a gated brick pavior driveway for several vehicles with security lighting. Log store. Following through to the garden - a decked seating area, water feature, orchard comprising various mature fruit trees. A second curved seating area set on a lower level with timber surround - an ideal entertainment space with lighting and power sockets. Low maintenance pond. Large Indian stone patio; lawned area and connecting brick paths with mature flower beds. External lighting including security lighting.

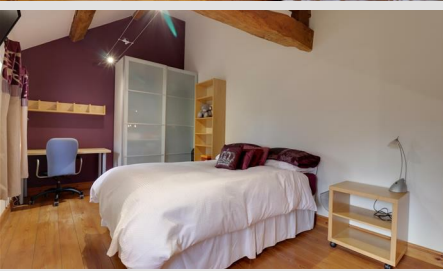
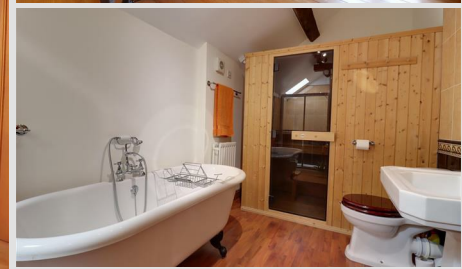
General Notes

Oil fired combi boiler serving a full central heating system and hot water.
LPG Gas cooker point and sitting room feature fireplace.
Anthracite uPVC double glazed windows and doors.
Decking and garden seating areas complete with power sockets and lighting.

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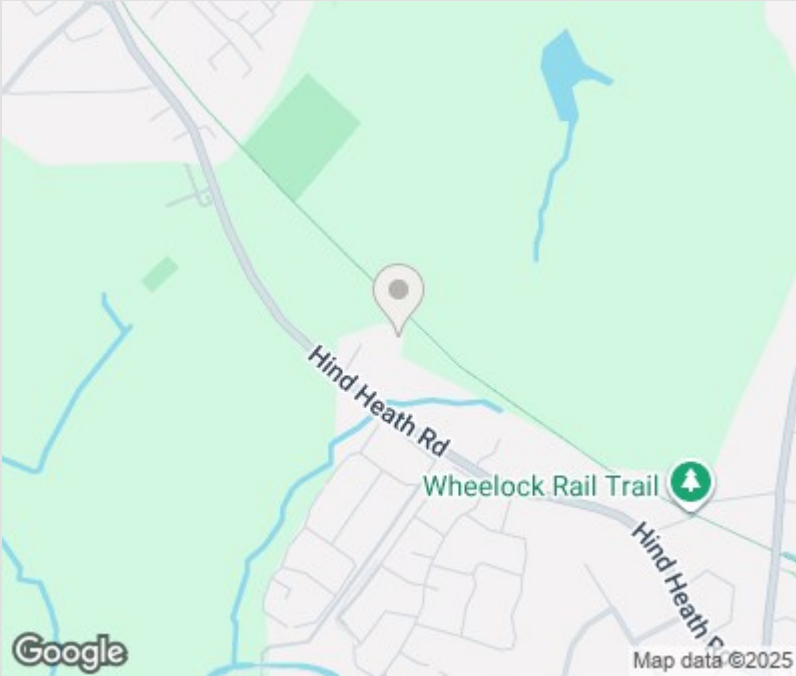




Floor Plan



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			
(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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