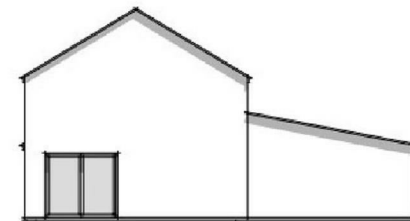
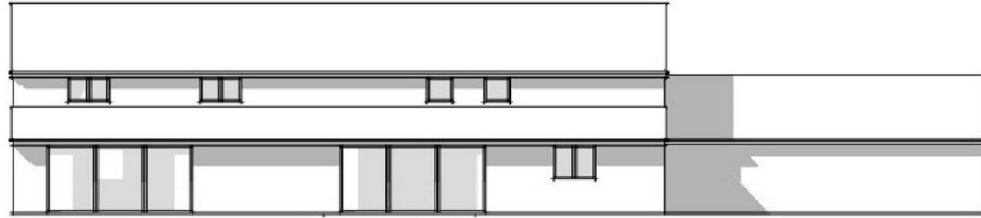


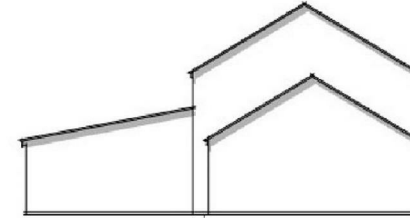
Proposed South West Elevation



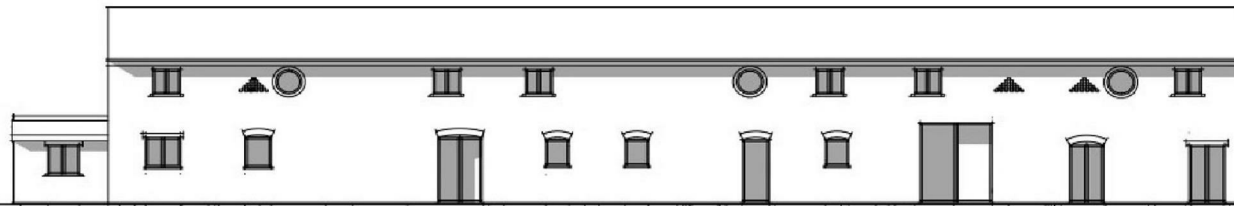
Proposed North West Elevation



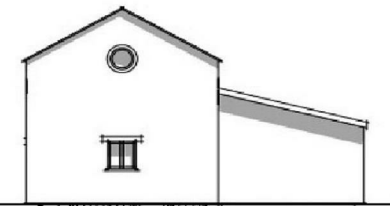
Proposed North East Elevation



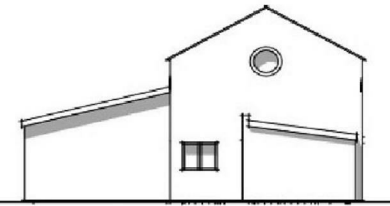
Proposed South East Elevation



Proposed North East Elevation



Proposed North West Elevation



Ashfield Farm Development Nursery Road

ST7 2TX

Prices From £1,200,000



4



3



2



STEPHENSON BROWNE

4,500 SQ FT & 5,500 SQ FT, HIGH SPECIFICATION BARN CONVERSIONS WITH PADDOCK & GARAGING! Stephenson Browne are excited to announce Ashfield Farm Development, an exiting modern development of just two, bespoke barn conversions, positioned on the fringe of Alsager with excellent schooling and commuter links on your doorstep, surrounded by countryside and impressive vistas.

We have sold a number of properties for this particular developer in more recent years & the finished project is absolutely second-to-none, we know you won't be disappointed! The homes will be constructed using the only highest grade of materials along with the finest, bespoke kitchens & bathrooms available. Ashfield Barn is currently in the process of being restored with an expected completion date of SPRING 2023, The Dairy's anticipated completion is also expected to be this year.

This stunning properties will both be approached via a sweeping, private driveways with electric gates, high retaining walls for privacy and will each enjoy a 1.25 acre paddock plus garaging.

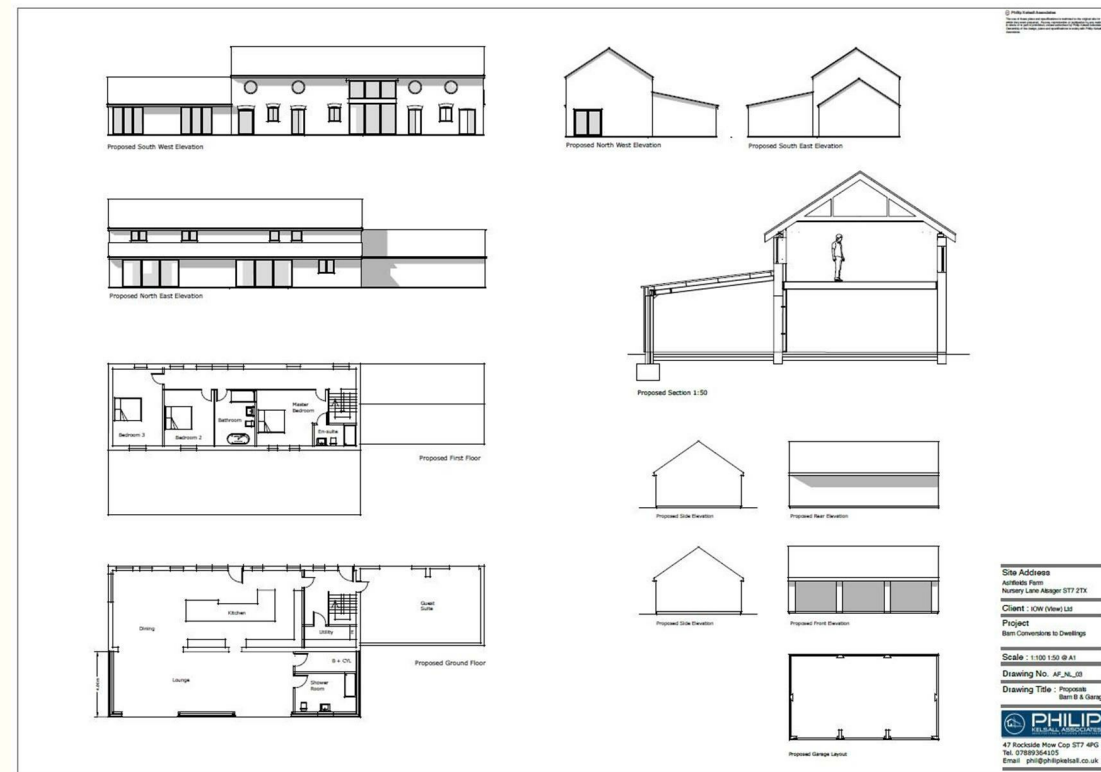
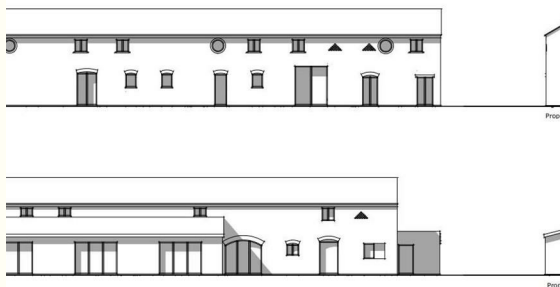
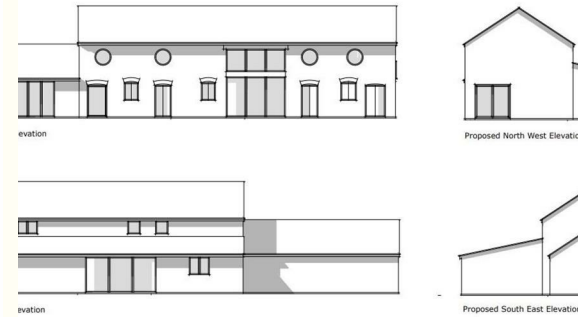
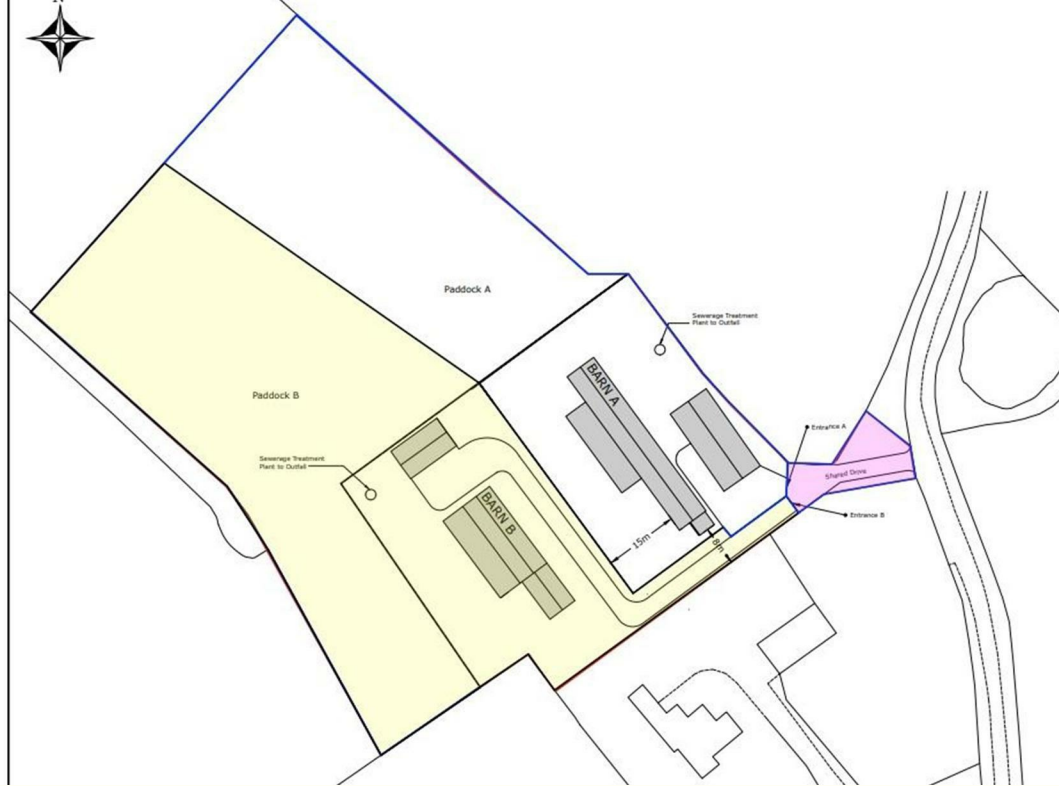
For more information regarding this exquisite build, and to view some of the developers previous work (which we strongly advise!), please contact your trusted, independent estate agent on 01270 883130.

ASHFIELD BARN

Ashfield Barn, the smaller of the two properties, comes in at an impressive 4,500 square feet! The generous ground floor accommodation will be extremely versatile with open plan living/dining areas, complete with designer 'Schuller' kitchen, a separate utility, underfloor heating throughout, a useful guest suite and a single story extension to rear, creating an additional shower room and a large living space which will overlook the paddock. Upstairs, the impressive accommodation continues with three exceptional bedrooms, ensuite facilities and a family bathroom.

Externally, this property will have kept some of its original features, such as the porthole windows but benefits from a complete overhaul to the roof coverings. There will be an extensive driveway leading to a three bay garage, perfect for any car enthusiast plus electric vehicle charging point. The paddock extends to 1.25 acres and its the perfect attribute to any growing family.

£1,200,000.



Site Address
Ashfield Farm
Murray Lane Alsager ST7 2TX
Client: 1:500 Viewed Ltd
Project
Barn Conversions to Dwellings
Scale: 1:100 @ A1
Drawing No: AF_NL_03
Drawing Title: Proposed
Barn B & Garages
PHILIP
47 Rockside How Cyp ST7 4FG
Tel: 01999 941513
Email: phil@philipstall.co.uk



THE DAIRY

Named after its historical purpose, this home is the epitome of modern living, spanning over 5,500 square feet & having a fabulous open plan kitchen/dining/living area for family and friends, this is the perfect hub of the home and we are confident will impress a variety of buyers along with its garden room which has a pleasing aspect over the adjoining paddock. Some architectural features have been left exposed, such as a number of brick archways creating a uniqueness and reminder to the property's age and past, combine this with modern attributes such as high quality, German kitchen, a number of bi-folding doors, underfloor heating to the ground floor and high quality sanitary suites are just a few focal points to note on this sympathetic renovation. To the first floor, there will be 5 bedrooms, two ensuite bedrooms plus a family bathroom. The principle room will also have a sizeable dressing area.

As well as substantial accommodation inside, there will also be a garage with workshop & additional mezzanine floor above which will lend itself to a variety of uses, all neatly positioned with 1.25 acres of paddock to enjoy!

The project is at its early stages at present, but as perviously mentioned, the home is set to be finished towards the end of 2023.

£1,600,000.

NB:

Please be advised the images shown are for illustration purposes only. The actual design may differ from the finished product.

Council Tax Band

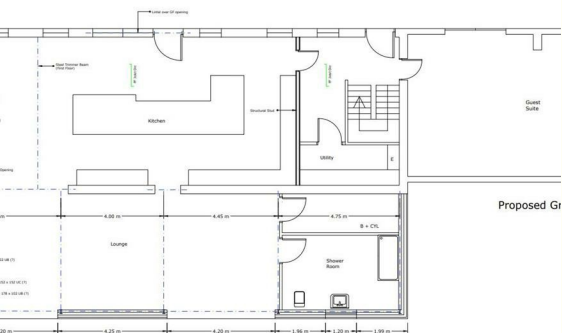
The council tax band for this property is TBC.

NB: Tenure

We have been advised that the property tenure is Freehold, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

NB: Copyright

The copyright of all details, photographs and floorplans remain the possession of Stephenson Browne.



Floor Plan



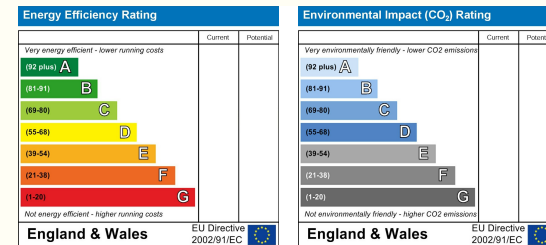
Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

13 Crewe Road, Alsager, Stoke On Trent, ST7 2EW

T: 01270 883130 E: alsager@stephensonbrowne.co.uk | www.stephensonbrowne.co.uk