

MISREPRESENTATION ACT 1967.

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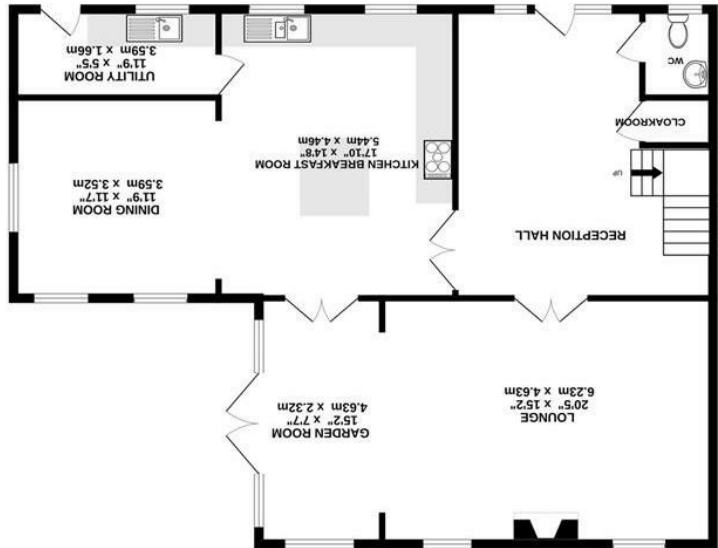
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

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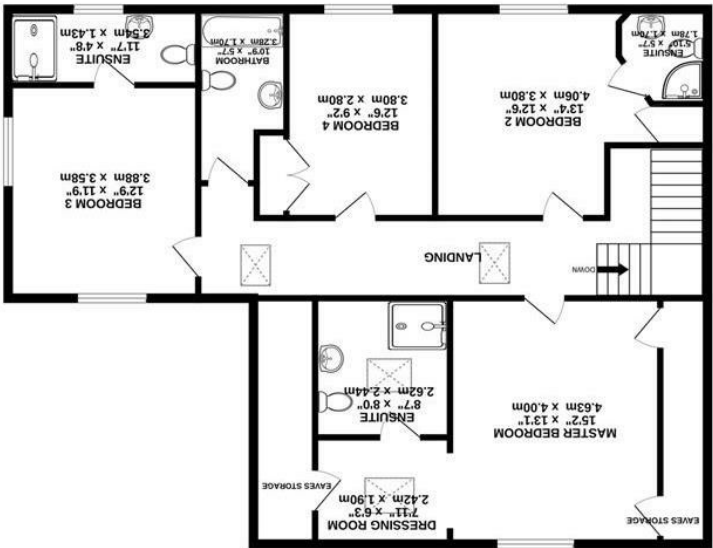
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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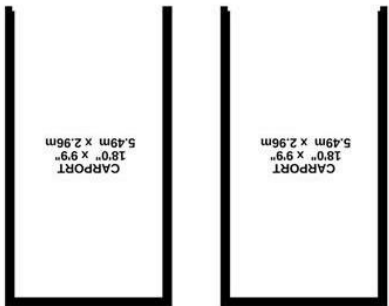
TOTAL FLOOR AREA : 2738 sq.ft. (254.4 sq.m.) approx.



GROUND FLOOR
1191 sq.ft. (110.6 sq.m.) approx.



1ST FLOOR
1197 sq.ft. (111.2 sq.m.) approx.



350 sq.ft. (32.5 sq.m.) approx.



£720,000



THE PADDOCKS, 2
TAN HOUSE BARN
MACCLESFIELD ROAD
EATON
CONGLETON
CW12 2ND



COUNCIL TAX BAND: G



2 Tan House Barns, Eaton. CW12 2ND

Nestled in the charming village of Eaton, Congleton, this exquisite barn conversion located down a quiet country lane off Macclesfield Road offers a unique blend of rustic charm and modern living. With four spacious bedrooms and four well-appointed bathrooms, this property is perfect for families or those seeking ample space for guests.

Upon approaching the small executive development, you are immediately struck by the large, brick feature entrance way with its beautiful joinery detailing inset. There is ample parking with two open fronted garages with power and lighting and an exposed brick arched entrance which opens into the gravelled courtyard.

As you enter, you are greeted by an inviting reception hallway with double doors leading through to the spacious lounge with exposed Cheshire brick fireplace with a log burner style fire inset. Further to this is a wonderful open plan fully fitted family dining kitchen with a large central island ideal for both relaxation and entertaining. The open-plan layout enhances the sense of space, allowing natural light to flood through the property, creating a warm and welcoming atmosphere. The character of the barn has been beautifully preserved, with original beams and period features throughout.

To the first floor are four well-proportioned bedrooms, all of which have stunning original oak beams and vaulted ceilings. Both the guest bedroom and bedroom three benefit from en-suite shower rooms whilst bedroom four has sole use of the main bathroom.

The Master suite is particularly noteworthy due to its size and has its own dressing room, en-suite shower room and an abundance of storage in the eves.

The property boasts parking for up to four vehicles, providing convenience for residents and visitors alike. The surrounding area is picturesque, offering a peaceful retreat while still being within easy reach of local amenities and transport links. The gardens border open farmland and enjoy far reaching views towards Macclesfield and beyond.

TENURE

We understand the tenure to be freehold.

The residents have their own management company to cover communal costs. Each resident currently pays £135pcm into this.

VIEWINGS

Viewings strictly by appointment with our Knutsford Office 01565 621624