



Ivy Oak Barn, Plant Lane, Sandbach, Cheshire, CW11 3PQ

Guide Price £500,000 to £525,000

Sow the seeds and let them grow, this three bedroom barn conversion has been developed to exacting standards with use of the outbuildings creating something extra special. Set back from the road behind wooden electric gates, stands this fabulous home. The gardens are mainly to the front of the property with large area laid to lawn and block paved courtyard and decked area to the rear. A triple garage provides sheltered parking space with room above whilst there are three brick built out buildings to the rear. Inside the property, the character spills out whilst the modern fixtures and fittings give it the wow factor. The entrance hallway runs through the property providing access to the lounge where there is a log burning stove to the corner of the room, cinema rooms/ dining room with projector and screen, utility room with WC and the fabulous kitchen with teppanyaki grill and open entertaining space. Up on the first floor, the beams are exposed within the vaulted ceilings. The master suite is found on one side of the property with dressing room and en suite shower room whilst there are two further double bedrooms and family bathroom with free standing bath. Skylights sit to rear aspect and allow natural light into each first floor room whilst port hole windows maintain the character from the front aspect. This isn't any old barn, it has been developed with modern day living in mind with underfloor heating, fabulous fixtures and fittings and doors opening out into the courtyard to the rear from every ground floor room. Its one that you have to see to appreciate. Call us today to arrange your viewing.



ACCOMMODATION

Ground Floor

Entrance Hallway

A warm and welcoming space with tiled flooring having zoned underfloor heating. There is a fully glazed door leading out into the courtyard at the rear along with a solid wooden exterior door to the front aspect providing access in to the garden. The hallway has doors to all ground floor rooms and stairs up to the first floor along with recessed spot lighting to the ceiling and a front facing window.

Lounge 16' 11" x 13' 6" (5.15m x 4.11m)

A bright and spacious room with windows to the front and side aspects and a fully glazed door into the courtyard at the rear. A brick built chimney breast sits to the corner of the room with log burning stove inset whilst there is tiled flooring to finish with under floor heating, recessed spot lighting to the ceiling and a television connection point.

Cinema Room/Dining Room 12' 8" x 10' 5" (3.86m x 3.17m)

A further reception room currently used as a cinema room having a drop down screen with projector and surround sound system. There is a door leading out to the courtyard at the rear and an adjacent window along with tiled flooring having under floor heating, recessed spot lighting and a television connection point.

Utility Room/ Guest WC 6' 11" x 6' 5" (2.11m x 1.95m)

Fitted with a low level flush WC and wash hand basin mounted into a vanity storage unit. There is a tall walk in cupboard, front facing double glazed window, ceiling light and tiled flooring with under floor heating. There is ample space and plumbing for a washing machine.

Kitchen 16' 11" x 15' 7" (5.15m x 4.75m)

Having glazed double doors leading in from the hallway along with a glazed exterior door leading out into the rear garden. There are windows to the front and side. The room is fitted with high quality matching base and wall units with a central island as the focal point of the room. Inset into the island is an electric hob along with a grill and teppanyaki plate. The solid granite work top provides ample work top space and steps down lower to create dining space around the island. Integrated into the units is a double oven, and dish washer along with having space and plumbing for the dishwasher. Inset into the work top is a one and half bowl sink with drainer to the side. There are windows to the front and side aspect with aspect

First Floor

Landing

With stairs rising up from the ground floor and door to all first floor rooms. There is a built in wardrobe lining one wall providing storage space along with a low level port hole window, exposed beams and A frames to the vaulted ceiling, hanging ceiling lighting and carpet to the floor.

Master Suite

Study Space

Leading through from the stairs and into the master bedroom the hallway has been utilised with a built in desk and finished with oak flooring and ceiling lighting.

Master Bedroom 12' 0" x 11' 5" (3.65m x 3.48m)

A double bedroom with window to the front aspect, oak flooring and a vaulted ceiling having exposed beams. There are recessed spotlights to the ceiling, under floor heating and a television connection point.

Dressing Room 12' 0" x 5' 6" (3.65m x 1.68m)

Located to the rear of the master bedroom with dressing table fitted and railings creating storage space. There is oak flooring with under floor heating, recessed spotlighting to the ceiling and a sky light to the ceiling.

En Suite Shower Room 6' 4" x 9' 3" (1.93m x 2.82m)

With walk in shower enclosure having tiled surround and rainfall shower inside. There is a low level flush WC and his and hers wash hand basins with mixer taps above. A sky light sits within the vaulted ceiling with recessed spot lighting whilst there is a vertical radiator to the wall. The room is fully tiled to both the walls and flooring.

Bedroom Two 16' 11" x 13' 6" (5.15m x 4.11m)

A large double bedroom with window to the front aspect and skylight to the rear. There is a vaulted ceiling with spot lighting and exposed beams along with oak flooring, television connection point and a radiator.

Bedroom Three 12' 0" x 10' 9" (3.65m x 3.27m)

A third double bedroom with skylights to the rear aspect within the vaulted ceiling. There are exposed beams to the ceiling, spot lighting, oak flooring and a radiator.

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Bathroom 8' 0" x 7' 6" (2.44m x 2.28m)

A stunning bathroom having an oval, free standing double ended bath with central mixer tap above with separate shower attachment, a low level flush WC and a vanity wash hand basin with wooden effect vanity storage unit below. The room benefits from having a sky light within the vaulted ceiling, exposed beams, tiled flooring and walls, a radiator and recessed spot lighting.

Externally

The property sits on a generous plot with large driveway leading in from the road with electric gates. There is a large garden laid to lawn to the front aspect with hedged boundary and mature trees throughout. The rear is paved with a raised decked area having access into out buildings and secured with a five bar gate.

Out Buildings

Triple garage 27' 9" x 17' 7" (8.45m x 5.36m)

An open fronted garage with external stairs leading up to a room above that could be utilised further as a home office etc.

The Salon 17' 6" x 8' 3" (5.33m x 2.51m)

Currently used as a beauty salon this room has windows to two aspects and a door leading in from the driveway. There is a sink and storage unit to the rear of the room along with recessed spot lighting to the ceiling, oak flooring and a tiled splash back.

Gym 17' 6" x 10' 1" (5.33m x 3.07m)

A stable door opens in from the courtyard with recessed spot lighting to the ceiling and a front facing window. The room is used as a gym but could have a range of uses depending on your needs.

Boiler Room 17' 6" x 5' 7" (5.33m x 1.70m)

Housing two different boiler systems to power the central heating system. There is an option to use biomass or LPG.

Directions

From Nantwich office leave Pillory Street and follow the one way system bearing right onto Hospital Street. At the roundabout take the 1st exit staying on Hospital Street, at the second roundabout take the 1st exit onto Millstone Lane. At the next roundabout take the second exit staying on Millstone Lane. Bare left onto Barony Road. Turn right onto Middlewich Road remain on Middlewich Road until you turn right onto Smithy Lane. Go across the roundabout onto Bradford Road. Turn left onto Parkers Road. Turn left onto Warmingham Road, proceed through the village and continue onto White art Road. Tuen right at the T Junction onto Dragons Lane then

Right onto Plant Lane where there property will be found on the right hand side.

Viewing

If you would like to arrange an appointment to view this property, or require any further information, please contact the office on 01270 445678.

Floor Plans

Please note that floor plans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as a true, scaled and precise representation.

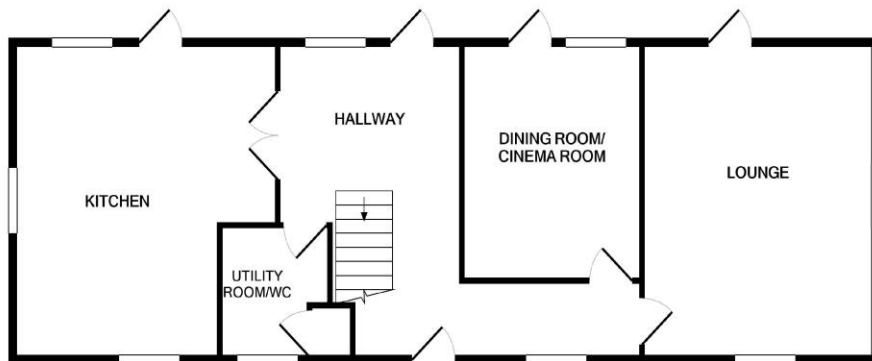
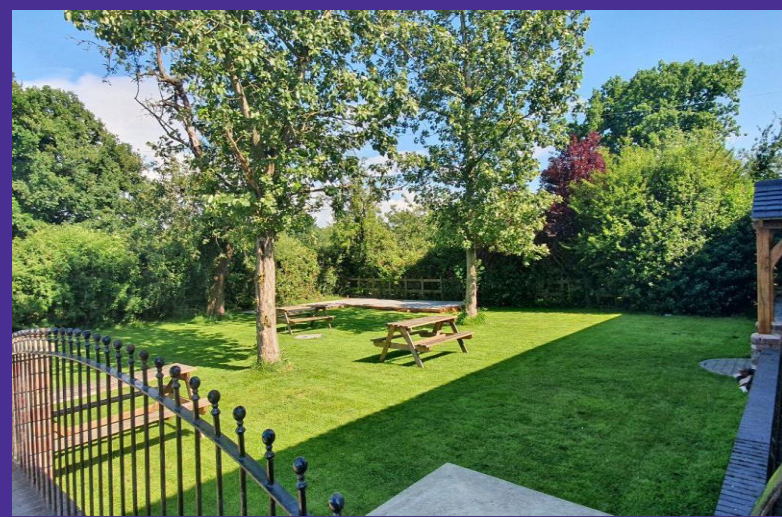
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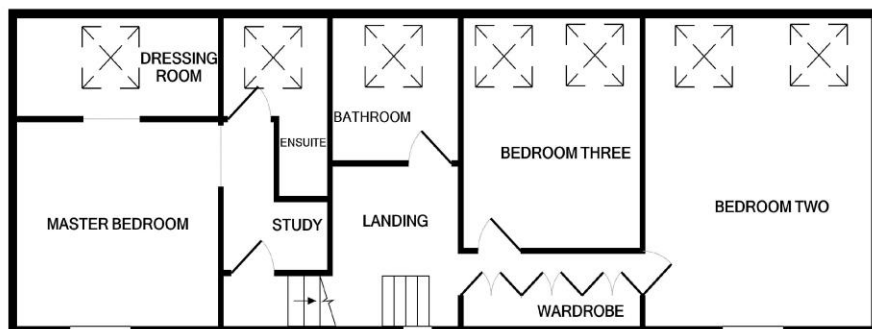
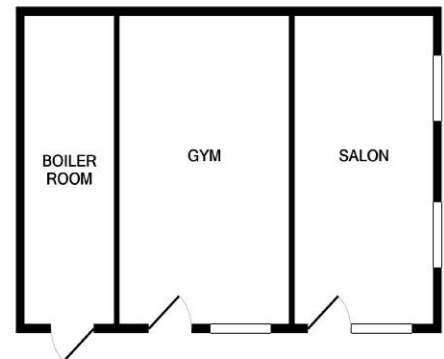
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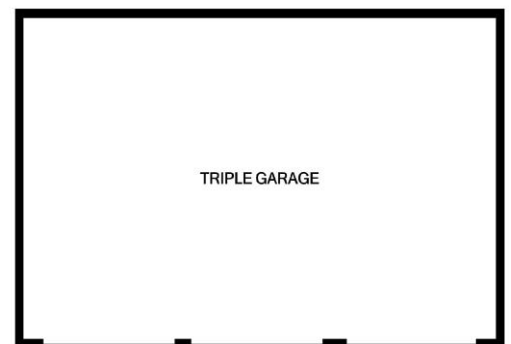
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GROUND FLOOR

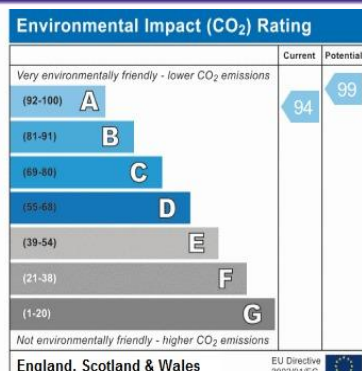


1ST FLOOR



OUTBUILDINGS

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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