



1 Lightwood Farm Barns Ashbourne Road Cheadle, Stoke-On-Trent, ST10 1SJ

This immaculately presented four-bedroom freehold barn conversion sits on a small, exclusive development of just five properties on the outskirts of the picturesque market town of Cheadle. Surrounded by open countryside, it offers exceptional privacy, tranquillity and character throughout, enhanced by original features and recent improvements by the current owners.

The spacious accommodation includes a welcoming hallway, stunning open-plan living/dining kitchen with integrated appliances and underfloor heating, a utility room and WC, plus a versatile study/snug. Upstairs are four bedrooms, two with modern en-suites, along with a beautifully updated Jack & Jill bathroom serving Bedrooms Three and Four.

The home benefits from LPG central heating, underfloor heating and double glazing. Externally there is parking situated on a bay to the left on entry to the development, along with landscaped front and rear gardens—the generous rear garden offering breathtaking open views and an ideal setting for relaxation or entertaining.

Located just moments from Cheadle's excellent amenities, restaurants, supermarkets and highly regarded schools making it perfect for those who enjoy countryside walks and outdoor pursuits. Early viewing is strongly recommended.

£440,000

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- Hallway
- Jack & Jill En-suite
- Utility Room
- Bedroom Four
- W.C.
- Study
- Open Plan Living Dining Kitchen
- Landing
- Bedroom One
- En-suite
- Bedroom Two
- En-suite Two
- Bedroom Three



Directions



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	74	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	64	
EU Directive 2002/91/EC		