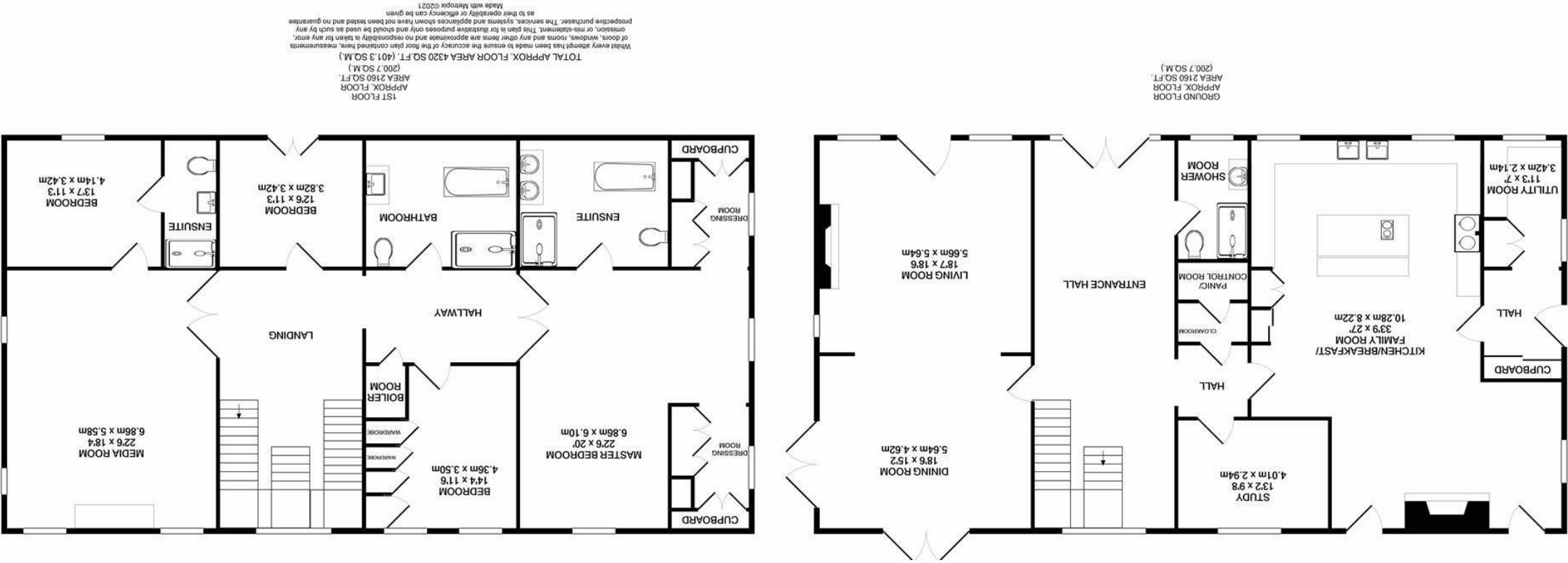


MISREPRESENTATION ACT 1967.  
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1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute part of, an offer or contract.  
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GUIDE PRICE £1,650,000



SMOKER BROOK BARN  
LINNARDS LANE

HIGHER WINCHAM  
CW9 6ED

4 4 3 C

COUNCIL TAX BAND: G





A substantial detached barn conversion, in gated grounds of approaching 3 acres in all, including two paddocks and formal landscaped gardens enjoying wonderful far reaching views. The property offers exceptionally high quality accommodation in excess of 4,300 sq ft, with an additional 2500 sq ft of outbuildings, incorporating a self contained annex, double garage, triple car barn and triple stables. Ideal for those who are looking for an equestrian property and an idyllic location

### LOCATION

Wincham is a popular semi-rural location conveniently placed to access the centres of Knutsford and Northwich, and is within a short drive of the M6 and M56 motorways. Within the village is a general store and an Ofsted outstanding primary school, with both state and private educational facilities at a higher level within a short distance.

### DIRECTIONS

From The Agents office on Princess Street, proceed to the end of the road, turning right onto the A50 King Edwards Road. At the roundabout take the second turning onto Northwich Road (A5033). Proceed to the end of Northwich right road turning left at the traffic lights onto the A556 signposted for North Wales and Chester. Continue for approximately 2 miles passing through the traffic lights at The Smoker Public House. Soon, after passing the entrance to Linnards Lane on the right hand side you will come to a roundabout. Proceed all the way around the roundabout and back onto the A556 towards Knutsford. Take the next left turn into Linnards Lane. Proceed over the bridge at Smoker Brook and after approximately 1/4 of a mile the property will be found on the right hand side.

### PROPERTY DESCRIPTION

Smoker Brook Barn is an attractive large detached barn conversion, situated in a delightful countryside location, enjoying pleasant rural views in almost all directions. The property is accessed via electrically operated security gates onto a sweeping driveway which leads to a large partially walled courtyard, and sits in delightful landscaped gardens and grounds including two paddocks and triple stables, ideal for those looking for a versatile, equestrian property in an idyllic location.

### INTERNALLY

On the ground floor level there are two principle reception areas which sit at either side of a grand central Reception Hall, including a large open plan Living and Dining Kitchen with Travertine tile flooring throughout. The stunning 'Mowlem' bespoke Kitchen, has been designed in a classic contemporary style, fitted with handle less 'Parapan' acrylic fronted base level cabinets with contrasting granite worktops, including a central island, and a bank of tall Pippy Oak wall cupboards, incorporating a comprehensive range of integrated and some free standing appliances. Across the Reception Hall is a large and more formal Living Room, with space for both Lounge and Dining furniture, with beautiful solid oak flooring throughout, dual aspect windows, and French Doors leading out to a private, south facing courtyard garden.

On the First floor level, in addition to the four generous double Bedrooms, there is a spacious Family/Media room providing a large and versatile third reception space. The Master Bedroom suite incorporates twin Dressing Rooms, and is particularly large in size, with the feeling of space further enhanced with the use of high vaulted ceilings and large picture windows, enjoying far reaching views beyond the gardens and paddock.

There are three Bathrooms on the first floor, two being En suite, all fitted and finished to a similar standard with attractive Travertine or limestone tiling complementing high quality 'Porcelanosa' sanitary ware, including a stunning one piece free standing Travertine bath which is a feature of the Master En-Suite.

### EXTERNALLY

Across the courtyard from the main house is a two-story brick barn, which has been developed into ancillary accommodation, which would be ideal for those wishing to work from home, have dependent relatives, extended family or teenagers, requiring self-contained accommodation. Incorporated within the barn is an integral double garage with an additional three bay car barn with a workshop.

There is also a hot tub enclosed within a timber and glazed summerhouse and a separate brick-built stable block with three loose boxes and a gym.

### TENURE

We believe the tenure of the property to be Freehold

### SERVICES

We believe the following services to be connected to the property: Gas, electricity, water.

### VIEWING

Strictly by appointment with the Agents Knutsford Office

Telephone : 01565 621624

Email : [knutsford@wrightmarshall.co.uk](mailto:knutsford@wrightmarshall.co.uk)

### MARKET APPRAISAL

Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

### FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

\*\* Contact one of our sales team today on 01565 621624, pop in to chat further at our friendly Knutsford at 1 Princess Street, Knutsford, Cheshire, WA16 6BY or email us if this is more convenient initially on; [knutsford@wrightmarshall.co.uk](mailto:knutsford@wrightmarshall.co.uk), so we can discuss your requirements further \*\*

For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Knutsford team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.

### OVERAGE CLAUSE

There is an Overage Clause of 25% over 20 years for any residential planning permission gained for additional residential dwellings on the paddocks or grounds.