

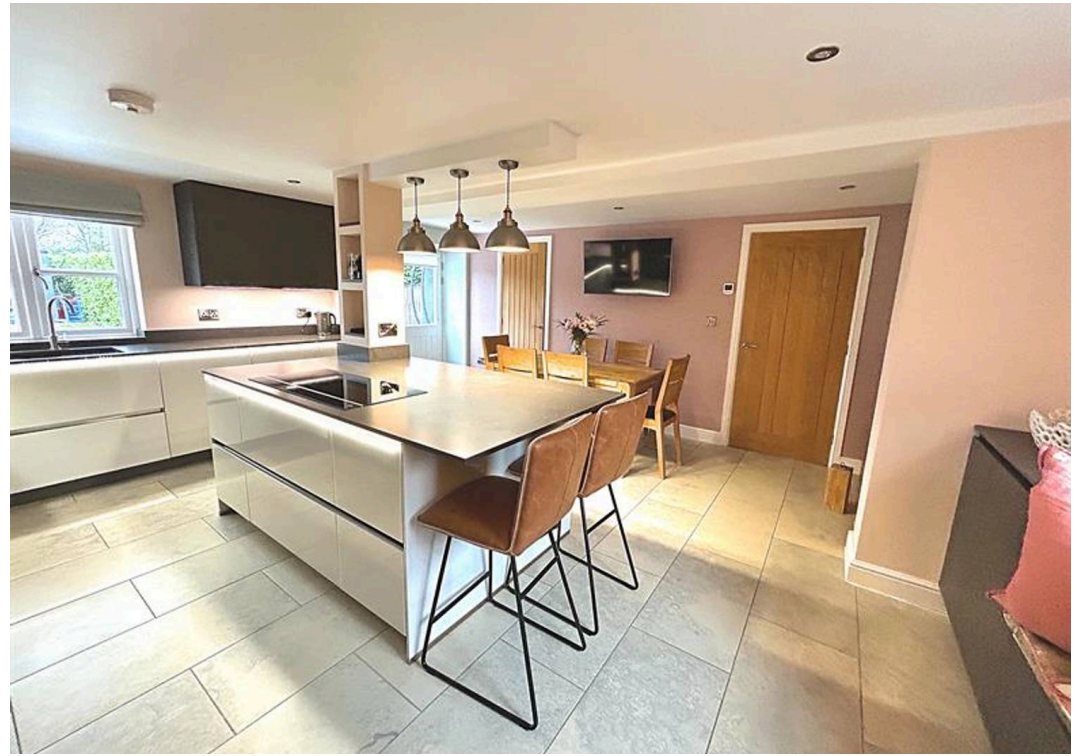


4 Willow Barns Newcastle Road South, Brereton

£800,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



4 Willow Barns Newcastle Road South

Brereton

This impressive four-bedroom semi-detached barn conversion presents an exceptional opportunity for those seeking a home that seamlessly blends character with contemporary luxury.

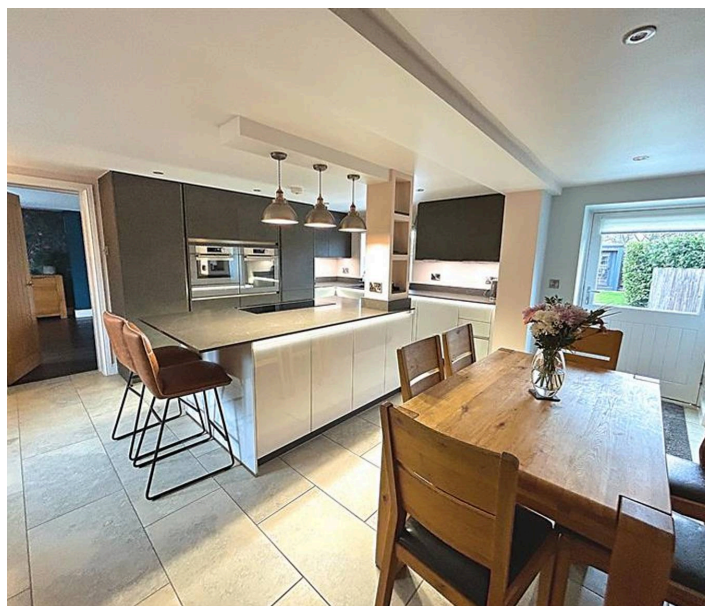
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

- Set back off Newcastle Road behind electric gates
- An impressive barn conversion with quality fixtures and fittings
- Flexible and versatile living accommodation with two reception rooms
- A modern fitted kitchen diner with integrated appliances along with a separate utility room
- Four double bedrooms which includes a master bedroom suite with walk in wardrobe
- Two bathrooms, one being en-suite to the master, and a downstairs wc
- Ample off road parking, delightful rear garden
- Garden room, ideal for a teenager or for the work from home buyer



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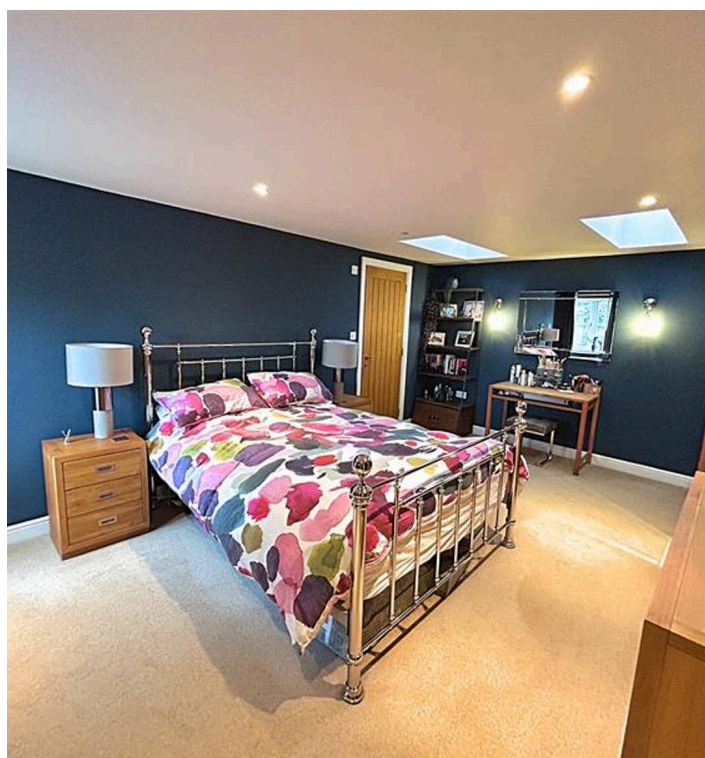
Completed to a high standard throughout, the property showcases quality fixtures and fittings, creating an inviting and sophisticated atmosphere. Upon entering, a welcoming hallway leads to two generously proportioned reception rooms, offering flexible spaces perfectly suited for both relaxing and entertaining. The heart of the home is the spacious kitchen diner, featuring modern cabinetry and integrated appliances, which provides a sociable setting for family meals and gatherings.

Four double bedrooms are arranged across the first floor, each benefitting from ample natural light and stylish décor. The master suite is a particular highlight, boasting an en-suite shower room and a walk-in wardrobe (ideal for those seeking a touch of indulgence and practicality). A large family bathroom, fitted with contemporary sanitaryware and elegant tiling, serves the remaining bedrooms.

The property is set back from Newcastle Road behind secure electric gates, ensuring privacy and a sense of exclusivity. For those working from home or requiring additional flexible space, a timber garden room offers an ideal solution as a home office or creative studio (providing a peaceful environment away from the main residence).

Thoughtfully designed and meticulously maintained, this unique home effortlessly combines traditional barn features with modern comforts, making it perfect for families or professionals alike. With its enviable location, high-quality finish, and versatile accommodation, this property represents a rare opportunity to acquire a distinctive home with a wealth of features to enjoy.

Brereton is situated just outside of Holmes Chapel which provides an array of individual shops, including a delicatessen, butchers and bakers and

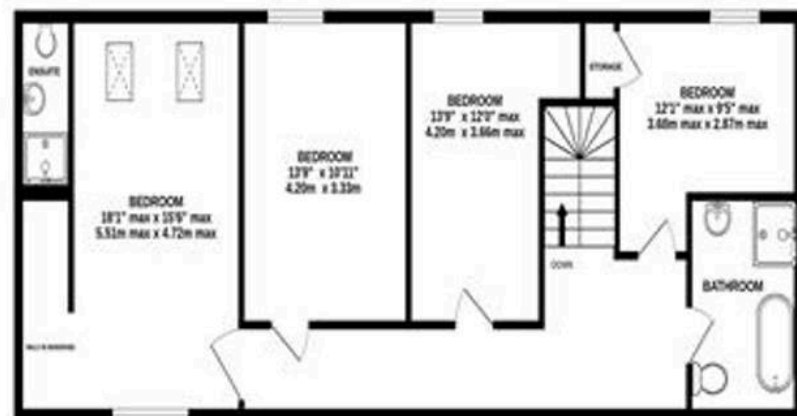




GROUND FLOOR
1029 sq.ft. (95.6 sq.m.) approx.



1ST FLOOR
924 sq.ft. (85.9 sq.m.) approx.



TOTAL FLOOR AREA: 1953 sq.ft. (181.4 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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