



## Lambers Lane Stables Lambers Lane, Congleton, Cheshire, CW12

Asking Price £882,000

- Newly Constructed Three Bedroom Barn Conversion
- Defined Dining Area With Underfloor Heating Throughout The Ground Floor
- Master Bedroom With Juliette Balcony and En-Suite Shower Room
- Countryside And Canal Walks On your Doorstep
- Set Within 8.17 Acres of Land and Accompanying Stable Block
- Superb Size Lounge Featuring Bi-Fold Doors With Uninterrupted Far Reaching Views
- Luxurious Family Bathroom
- Open Plan High Specification Kitchen With Central Seating Area
- Ground Floor Shower Room And W.C Plus Separate Utility Room
- Gated Entrance With Sweeping Driveway

# Lamberts Lane Stables Lamberts Lane, Congleton CW12 4EP

This newly constructed eco home, built in 2022, is set within 8.17 acres of ground surrounded by open countryside and spectacular views, all within a tucked away location which is surprisingly close to Congleton Town. The Property is accessible via a single-track road over the Macclesfield canal, which is the sole access for the property and one other dwelling and stables. The approach is private with a lovely outlook as you arrive at the main house with its gated sweeping driveway providing plentiful parking.

This individual home has been constructed with an impressive contemporary design which is a contrast to your usual style equestrian property. There is a stable block with housing for up to four horses with the possibility to apply for more stables, if required and subject to obtaining approval. Planning permission has been granted for the livery yard and menage, which is a fantastic opportunity for those looking for a business opportunity.



Council Tax Band: E



**Open Plan Kitchen**

14'7" x 20'3"

Open plan living kitchen with incorporating living, kitchen and dining areas.

Furnished with a range of on trend grey gloss units with curved edges and contrasting white quartz worktops with matching splashback, upstand and incorporating inscribed drainer with a ceramic inset one and a half bowl sink and deck mounted chrome mixer tap over. Central island with seating for three people with concealed LED lighting and luxury quartz worktop with pop-up power point and incorporating storage below. Range of quality appliances, including a five ring gas hob with extractor fan over double combination oven and grill, dishwasher. Niche for an American style fridge freezer, opening incorporating display cabinet. Anthracite triple glazed windows to rear and full length window to side aspect.

Defined living and dining space, feature open glazed and oak effect open staircase, central light point to island, main fitted smoke alarm and recessed LED lighting to ceiling. Continuous marble high gloss tiled floor with underfloor heating, modern composite entrance door with obscured opaque glazed panel and matching central panel.

- Size : - 14' 7" x 20' 3" (4.44m x 6.17m)

**Open plan lounge**

15'5" x 28'6"

Having anthracite triple glazed bifold doors to the rear aspect with full length windows to the side and to the rear having views over the land. Triple colour change light to main lighting, continuous high gloss marble effect tile floor with under floor heating. Modern wood burning stove with exposed chimney pipe set upon a matt granite hearth with matching black stone heat resistant tiled back.

- Size : - 15' 5" x 28' 6" (4.71m x 8.68m)

**Utility Room**

7'7" x 7'10"

Having a range of matching units in on trend grey gloss with marble effect quartz works surface over with inset ceramic sink and deck mounted mixer tap. Anthracite triple glazed window to side aspect and matching clear glazed panel and side door giving access to side garden with views over the adjacent woodland and Astbury golf course. Continuous grey high gloss tiled flooring with underfloor heating. Concealed integrated washing machine cupboard, gas central heating boiler (installed 2022). Access into shower room.

- Size : - 7' 7" x 7' 10" (2.30m x 2.39m)

**Shower Room**

6'10" x 5'6"

Having a quality modern suite comprising of enclosed shower cubicle with bifold shower door and twin shower with chrome rainfall effect shower, thermostatically controlled with detachable shower. Low level W.C, modern wash hand basin with Incorporating drawer storage and illuminated mirror over, continuous grey gloss flooring with underfloor heating. Perspex shower screening to shower . LED recessed lighting to ceiling. Anthracite triple glazed window to the rear aspect.

- Size : - 6' 10" x 5' 6" (2.09m x 1.68m)

**Bedroom One**

11'7" x 28'5"

Having a triple glazed apex window anthracite sliding patio doors with a Juliette Balcony having views over the paddock and countryside. Two Velux skylights to vaulted ceiling. Radiator, exposed stainless steel chimney pipe.

- Size : - 11' 7" x 28' 5" (3.52m x 8.67m)

**En-suite**

10'9" x 2'11"

Modern En-suite with an enclosed shower cubicle with bifold door and twin shower having a thermostatically controlled fixed rainfall shower and a detachable shower. Chrome heated towel radiator, low level WC, vanity wash hand basin with storage below. Extractor fan and LED lighting to ceiling, LVT grey oak effect flooring.

- Size : - 10' 9" x 2' 11" (3.28m x 0.89m)

**First Floor Gallery Landing**

Velux triple skylights to vaulted ceiling and main fitted smoke alarm. Oak effect timber framed and glass galleried landing. Walk in storage cupboard. Radiator. Open defined area with open storage to eaves allowing space for an open study area.

- Size : -

**Bedroom Two**

7'10" x 14'1"

Having Velux skylight to ceiling, anthracite triple glazed window to side aspect overlooking the adjoining Woodland and Astbury golf course. Radiator.

- Size : - 7' 10" x 14' 1" (2.40m x 4.28m)

**Bedroom Three**

7'10" x 14'0"

Velux skylight to vaulted ceiling, anthracite triple glazed window to the side aspect, overlooking the adjoining woodland and Astbury golf course, radiator.

- Size : - 7' 10" x 14' 0" (2.39m x 4.27m)

**Bathroom**

6'5" x 8'4"

With sliding pocket door having a modern suite, comprising of a modern freestanding bath with wall mounted chrome mixer tap and shower attachment. Vanity wash hand basin with storage below & countertop basin with deck mounted chrome mixer tap over, W.C, Chrome heated towel radiator, recess LED lighting and extractor fan to ceiling.

- Size : - 6' 5" x 8' 4" (1.95m x 2.53m)

#### **Externally**

The property is approached from a single track road onto the gated sweeping driveway allowing access to the house & stables.

- Size : -

#### **Stables**

Stable block with four stables one of which could be utilised as a tack room, full electrics and water supply and drainage. Concrete base & apron extended to the perimeter & frontage of the stables. Water connection, Water to troughs.

- Size : -

#### **Access**

The property is accessed over a single track unadopted road with a right of way to the property & neighbouring property & stables.

- Size : -

#### **Services**

The property has a newly installed 2022 underground LPG gas tank, mains water & a septic tank for the sole use of the property.

- Size : -

#### **Land**

The land extends to 8.17 acres in its entirety. The land is enclosed & private with no public rights of way. - Size : -

#### **Notes**

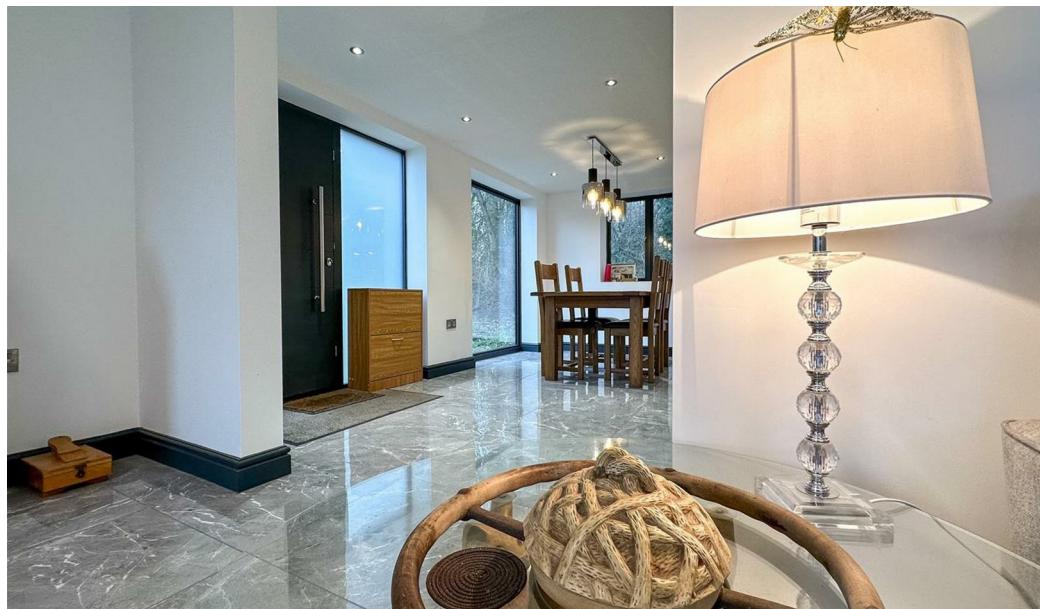
Planning application for a Menage (15/3118C) and Livery yard (11/1543C) – Both applications can be viewed on Cheshire East Planning website under the numbers provided.

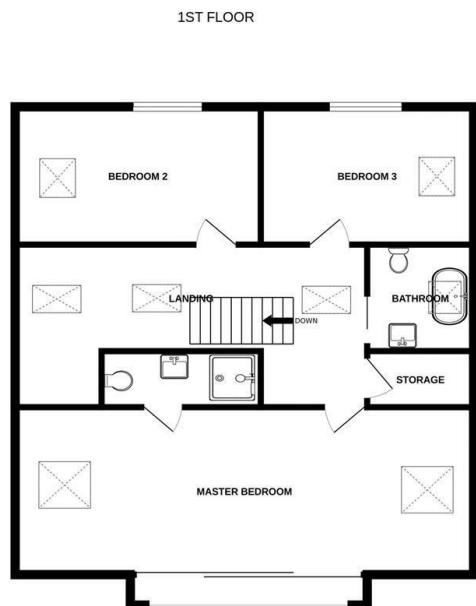
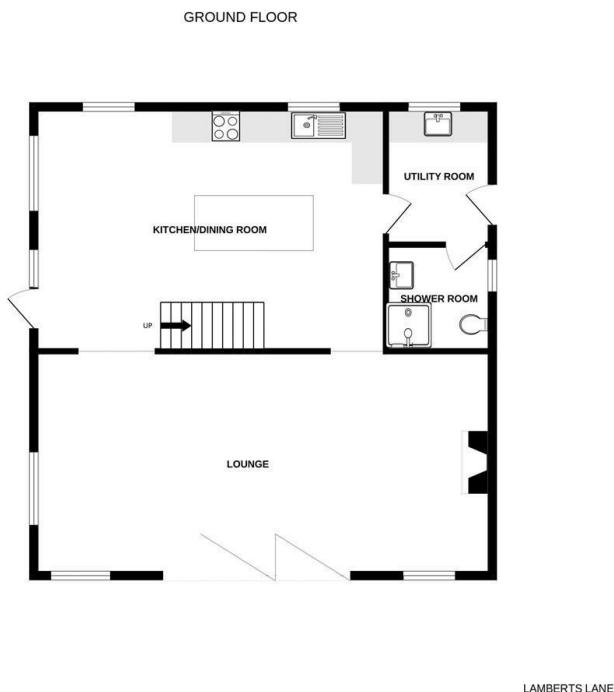
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#### **AML REGULATIONS**

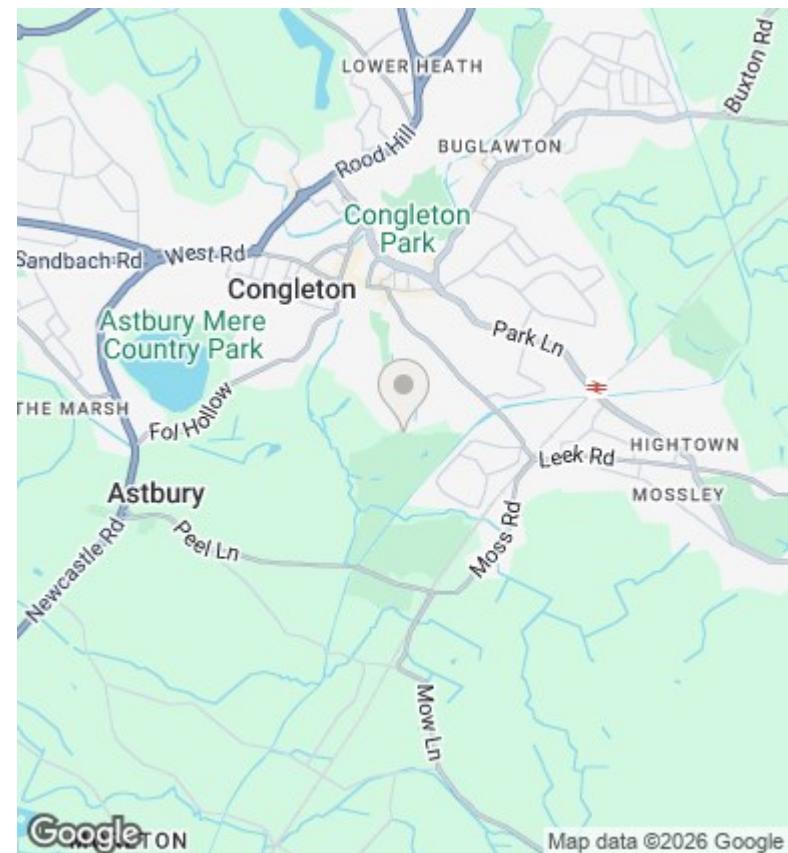
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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## Directions

## Viewings

Viewings by arrangement only. Call 01260 273241 to make an appointment.

## Council Tax Band

E

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