



The Rowans, Cherry Lane, Cheadle, Stoke-On-Trent. ST10 4QS

welcome to

The Rowans, Cherry Lane, Cheadle, Stoke-On-Trent

Nestled within a highly sought-after and secluded position, accessed via a long private stone road, this delightful two-bedroom barn conversion offers an exceptional blend of character, comfort, and convenience finished to a great standard throughout.



Total floor area 94.4 m² (1,016 sq. ft.) approx.
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection. Powered by www.propertybox.co

baqshaws
residential



Hallway

Upon entering the property, you are welcomed into a characterful entrance hallway featuring attractive wooden flooring, radiator, and stairs with a fitted runner rising to the first floor. Beneath the stairs is useful storage space, while doors lead conveniently to Bedroom Two and the main open-plan living accommodation.

Kitchen/Living Room

18' 5" Max x 16' 8" (5.61m Max x 5.08m)

The heart of the home is the impressive open-plan kitchen, living, and dining area, designed to maximise space and natural light. The kitchen is fitted with a range of high and low-level wall and base units, tiled flooring, an integrated oven with four-ring electric hob and extractor fan over, and a Ceramic sink. Exposed ceiling beams enhance the character of the space, while a front-facing window and radiator complete the kitchen area.

The living and dining area flows seamlessly from the kitchen, creating a versatile and inviting space, with high ceilings, exposed beams, and dual access points including a front door, the room feels bright, open, and full of character.

Bedroom

14' 7" x 12' 5" (4.45m x 3.78m)

Bedroom Two is a well-proportioned double room featuring wooden flooring, exposed beams, radiator, and direct access to the rear garden. This room also benefits from its own en-suite shower room.

En Suite

The En Suite features a corner shower enclosure, WC, wash hand basin, tiled flooring, and a radiator.

Stairs To First Floor

Stairs rise to a charming first-floor landing area, currently used as a reading space. This open, loft-style area features exposed beams, wooden flooring, and a radiator, offering a cosy additional living zone before entering the principal bedroom.

Main Bedroom

21' Max x 16' 7" Max (6.40m Max x 5.05m Max)

The principal bedroom is a standout feature of the home and full of character. Benefiting from exposed beams, fitted wardrobe, wooden flooring, a radiator, a front-facing window and skylight. The space also enjoys its own en-suite bathroom.

En Suite Bathroom

En Suite featuring a bath, WC, wash hand basin, part-tiled walls, wooden flooring, and a radiator.

Outside

Externally, the property continues to impress. To the front is a patio seating area, ideal for outdoor dining and relaxation, designed for low maintenance living. To the rear is an enclosed private garden featuring a lawn, mature shrubs, and a gated access point providing direct entry from Bedroom Two.

The outdoor space offers both privacy and practicality, perfectly complementing the character of the home.

Further benefits include two allocated parking spaces situated conveniently near the gated entrance. The approach to the property via a long stone track enhances the sense of seclusion and exclusivity, making this a truly peaceful retreat while still being accessible.

Please Note

Photographs may have been taken using a wide angle lens.



view this property online [bagshawsresidential.co.uk/Property/UTR110262](https://www.bagshawsresidential.co.uk/Property/UTR110262)



welcome to

The Rowans, Cherry Lane, Cheadle, Stoke-On-Trent

- Beautifully presented two-bedroom barn conversion
- Secluded and peaceful setting accessed via a private stone road
- Spacious open-plan kitchen, living and dining area with exposed beams
- Two double bedrooms, both with en-suite facilities
- Two parking spaces

Tenure: Freehold EPC Rating: E
Council Tax Band: C

offers in the region of

£300,000



Please note the marker reflects the
postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/UTR110262



Property Ref:
UTR110262 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



01889 567567



Uttoxeter@bagshawsresidential.co.uk



17 High Street, UTTOXETER, Staffordshire, ST14
7HP



bagshawsresidential.co.uk