

STEPHENSON BROWNE

Robins Rest, Bridgehouse Lane, Winterley, CW11 4DG

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Offers In The Region Of £630,000

DESCRIPTION

Welcome to Robins Rest, an exceptional three bedroom barn conversion tucked away on the highly desirable Bridgehouse Lane in Winterley. Set behind gates with stunning rural views, plus a footpath leading to South Cheshire Way through open fields. This is countryside living at its finest—blending character, space and modern luxury.

From the moment you arrive, the impressive driveway and double garage with electric roller doors set the tone. Inside, the home delivers style and flexibility, with spacious reception rooms perfect for entertaining or relaxing. The high-spec kitchen is a real highlight, complemented by a practical utility and boot room.

Upstairs offers two generous double bedrooms, including a sleek en-suite, alongside a contemporary family bathroom. The third bedroom is located to the ground floor, currently utilised as a reception / guest room, and accompanied by a handy downstairs shower room ensuite. A downstairs WC adds further convenience. Throughout the home, quality finishes shine, including stylish bathroom suites with LED demist mirrors.

Packed with charm, exposed beams, vaulted ceilings and skylights create a













bright, airy feel while maintaining that cosy barn character. Underfloor heating across the ground floor ensures comfort all year round, with shutters and blinds already in place.

Step outside to a private, enclosed garden—ideal for unwinding or entertaining—with a seating area and shed included. A fully serviced Worcester boiler (just four years old) provides added peace of mind.

Robins Rest is a rare find—combining rural tranquillity with modern living in a truly special setting.













ROOM DESCRIPTIONS

Entrance Hall
17'7" x 9'4"
Understairs storage cupboard. with light and power.

Sitting Room
17'9" x 10'9"

Kitchen Diner / Living Area
21'11" x 18'7"
Four skylights. Space for a large dining table. Island with space for four stools. Integrated fridge / freezer. Neff oven and microwave, induction hob and extraction hood. Integrated bins and dishwasher. Granite worktops. Space for an American fridge freezer.

Reception Room / Bedroom / Guest Room
17'8" x 10'3"
Currently utilised as a reception / guest room, previously a bedroom with ensuite.

Shower Room
9'8" x 7'7"

Utility
10'0" x 5'10"
Space and plumbing for a washing machine and tumble dryer. Belfast double sink. Access to pantry storage room.

W C
5'1" x 5'0"

Boot Room
10'2" x 6'7"
Fitted storage cupboards.

Bedroom One
18'6" x 10'11"

Ensuite
9'4" x 5'6"

Bedroom Two
18'8" x 10'4"

Bathroom
8'8" x 6'0"













Tenure
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts. Estate charge - £65 per month - comprising sewage treatment, electricity and lighting, gates etc.

AML Disclosure
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

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We have been operating in the town for over 15 years, and in recent times have consistently been the market leaders. Our experienced team are dedicated in achieving the best price for you and giving you the best service possible. If you would like a FREE market appraisal, please call us on 01270 763200 opt 1 to arrange a no-obligation appointment.







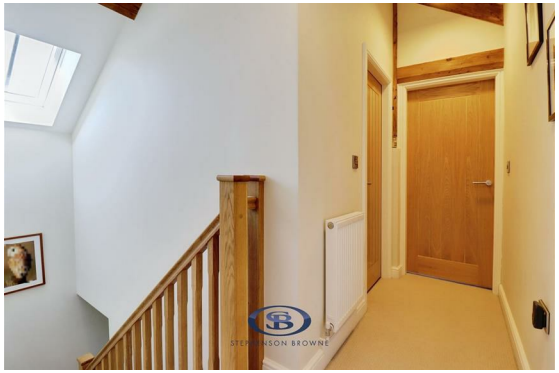







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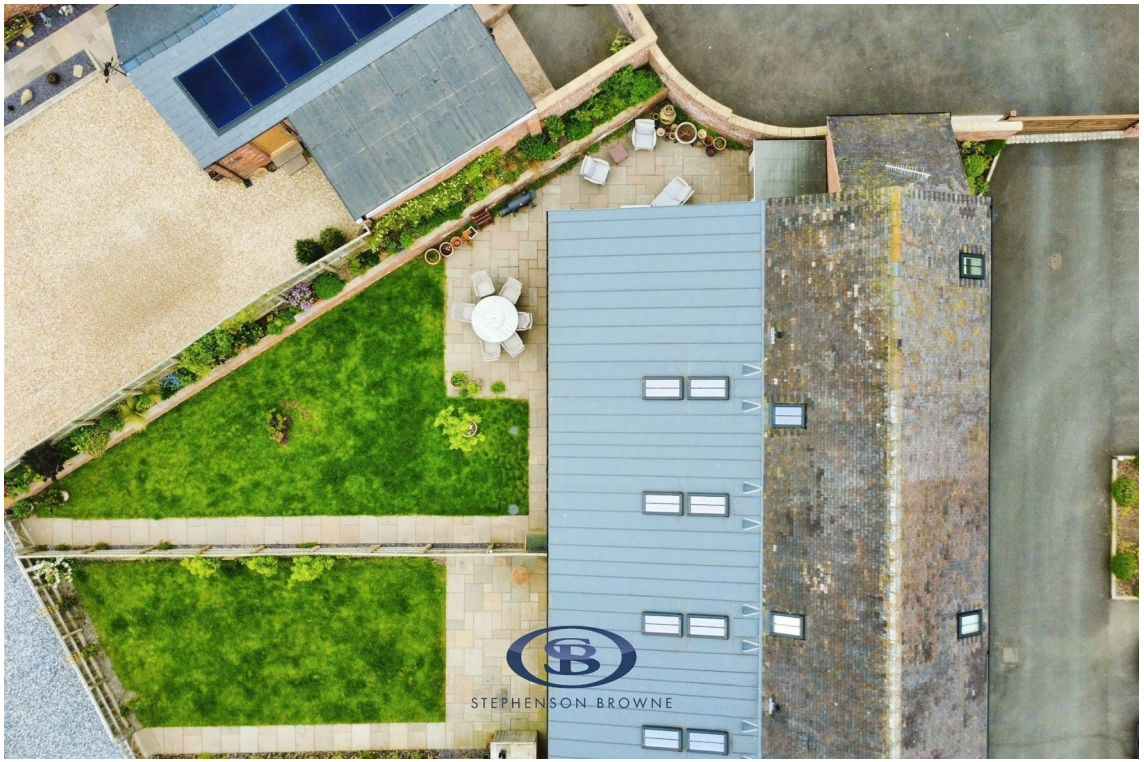

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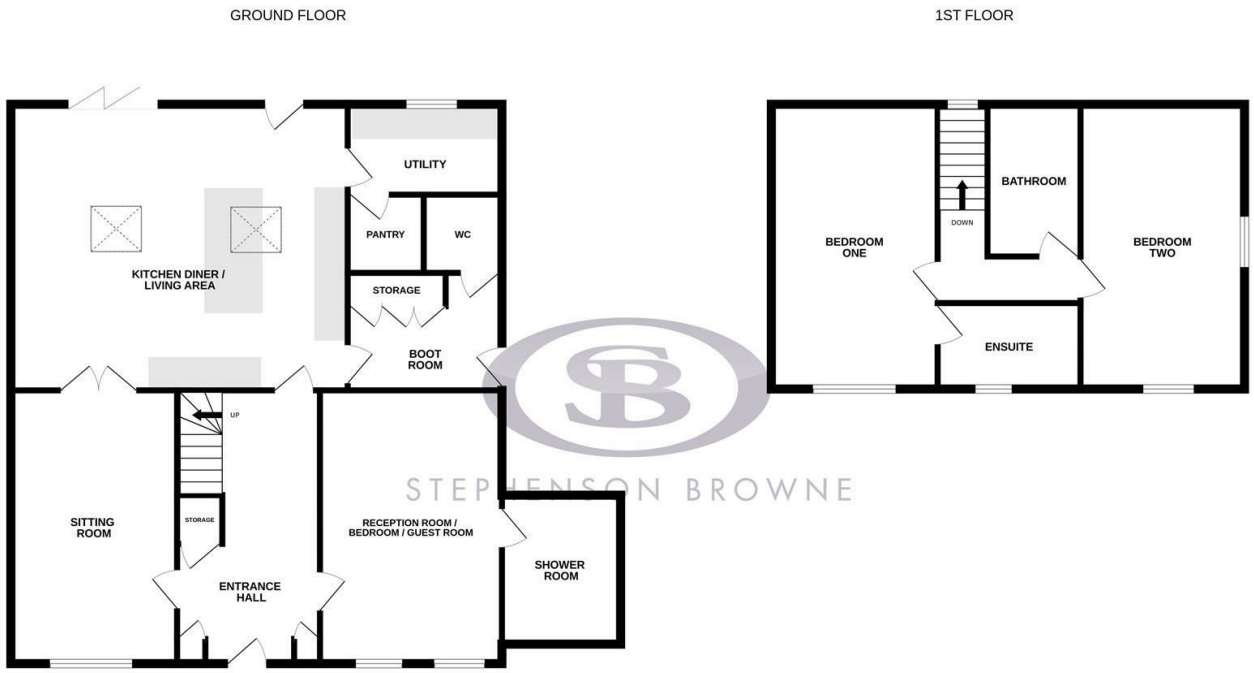

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Viewing

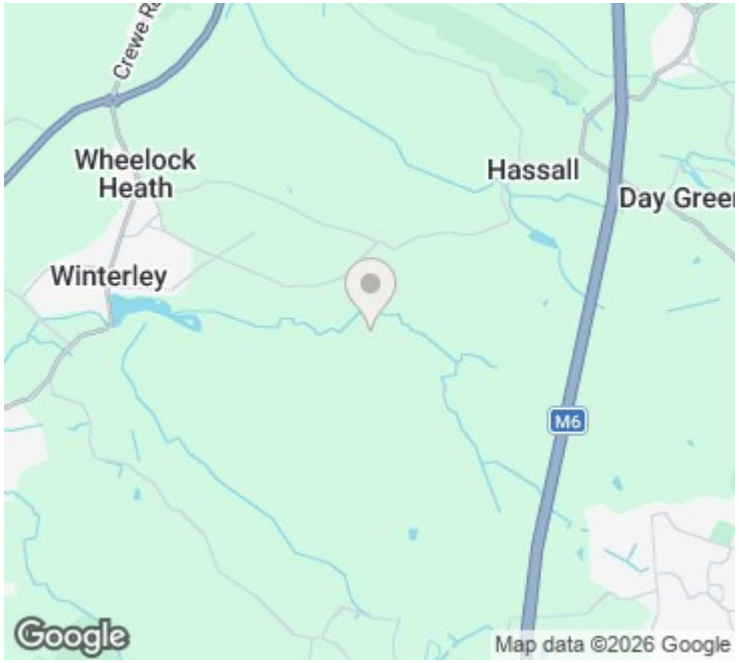
Please contact our office using the details provided below if you are interested in booking a viewing or require further information.

Floorplans

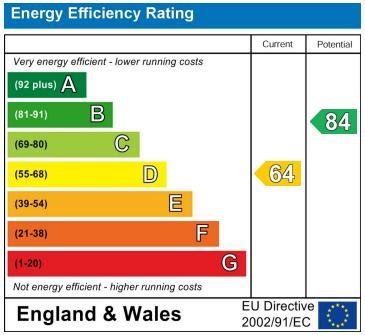


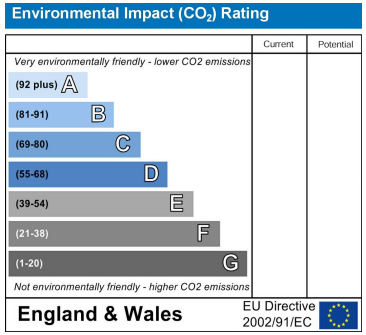
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



EPC Rating





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