



## 11 Churnet Grove, Cheadle

£290,000 Freehold

Lucky Number Five! Five versatile bedrooms offering space for growing families, guests, or a stylish dressing room retreat. • Fortunate Flexibility! A self-contained annex bringing the luck of extra income potential or perfect multigenerational living. • Serendipity Sun Trap! A south-facing zen garden designed for sunshine, serenity, and peaceful pond-side moments. • Prosperous & Practical! Leased solar panels and an innovative log burner system helping keep energy bills pleasantly low. • Clover-Quiet Location! Tucked away on a peaceful cul-de-sac in Cheadle, close to great schools, amenities, and local attractions.



“Find a penny, pick it up, and all day long you’ll have good luck” and you may just have found it here! This distinctive five-bedroom home blends character, charm, and cost-efficiency in equal measure. Step through the double doors into a welcoming kitchen diner, perfectly designed for family life and entertaining. There’s ample space for a large dining table, ideal for gathering everyone together to enjoy meals prepared in cottage feel kitchen. An abundance of wood shaker-style cabinetry is beautifully complemented by solid wood worktops, while a Range cooker stands ready to take centre stage for everything from midweek dinners to beautiful bakes. Flowing through, the enchanting forest-themed living room offers a warm and inviting retreat. A bow window fills the space with natural light, and the log burner, set within a stunning exposed brick fireplace which creates a cosy focal point. Cleverly designed with a water jacket system, the burner also powers some radiators and the immersion heater, enhancing the home’s energy efficiency. Completing the ground floor is a superb self-contained annex, ideal for multigenerational living or generating additional income. Currently used as a successful Airbnb, it features its own living area, kitchen, and shower room, with double doors opening onto the garden. Upstairs, you’ll find five bedrooms, four generous doubles and a versatile single room, currently styled as a dressing room. The floor is finished with a modern wet room and a practical storage room. Outside, the south-facing rear garden is a true haven. Designed as a tranquil zen retreat, it features both decked and patio seating areas perfect for soaking up the sunshine. A charming bridge crosses over a pond, leading to a lush lawn and blue slate pathway. Stepping stones guide you towards the rear gate, while a green and yellow shed provides additional storage or the perfect garden hideaway. The outdoor space continues at the front of the property, where a patio and gravel area create a welcoming first impression. An undercover coffee corner offers the perfect spot for your morning brew, and an additional shed provides yet more storage. Economy is a key feature throughout. Leased solar panels to the rear roof help reduce energy costs, while the innovative log burner system further enhances efficiency. A tandem carport provides convenient off-road parking. All of this is set within a quiet cul-de-sac in the desirable market town of Cheadle. Known for its excellent schools, strong community spirit, and superb transport links, Cheadle offers modern convenience with a range of supermarkets, shops, and eateries. Attractions such as Alton Towers and Peak Wildlife Park are just a short drive away. Could this charming and versatile home be your lucky penny? Book your viewing today.



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Council Tax band: C

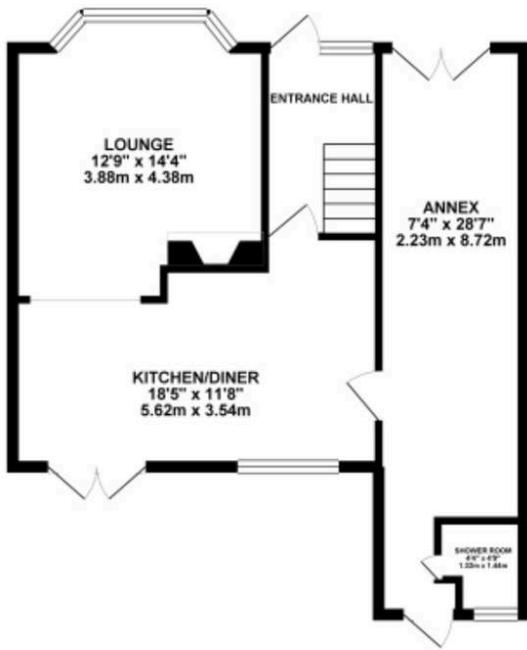
Tenure: Freehold

EPC Energy Efficiency Rating: D

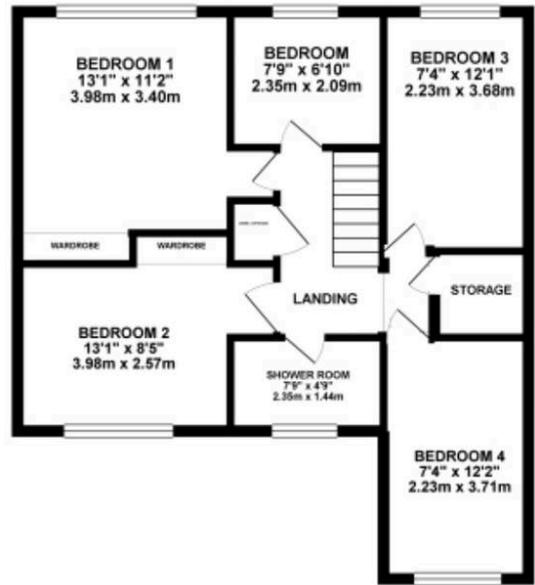
EPC Environmental Impact Rating: D



GROUND FLOOR 611.57 sq. ft.  
( 56.82 sq. m. )

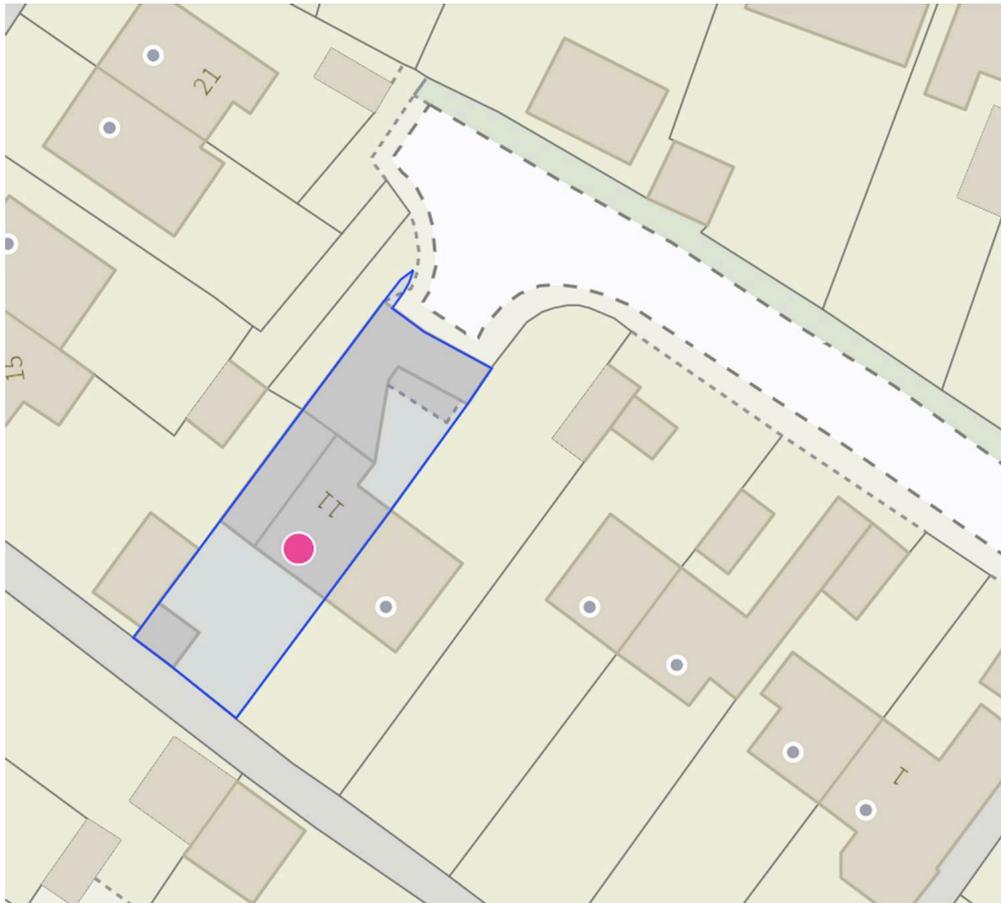


1ST FLOOR 587.88 sq. ft.  
( 54.62 sq. m. )



TOTAL FLOOR AREA : 1199.44 sq. ft. ( 111.43 sq. m. ) approx.

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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