

HANDSOMELY APPOINTED TO DISPLAY IMPRESSIVE ARCHITECTURAL FITTINGS AND FEATURES, A SUPERB BARN CONVERSION WITHIN A PRESTIGIOUS DEVELOPMENT OCCUPYING A DELIGHTFUL SETTING IN THIS CHARMING VILLAGE ON THE EDGE OF THE PEAK NATIONAL PARK



'JUMBER BARN' 5, POTT HALL, SHRIGLEY ROAD,
POTT SHRIGLEY, MACCLESFIELD SK10 5RT

£765,000

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Having a farmhouse origin possibly dating back to the 16th Century, according to its listing with English Heritage, Pott Hall has been the subject of an impressive redevelopment, at which time the house and barns were converted into 5 separate prestigious dwellings. Exposed oak beams, stone and wooden flooring, and many other rustic fittings feature throughout Jumber Barn together with vernacular architectural quirks from its former use. The conversion has provided large rooms and ample space.

With an attractive approach across a gravelled driveway, Jumber Barn is located off the cobbled courtyard where there is a car port with store. The rear of the house has a delightful walled garden that faces due south to enjoy any sunshine available throughout the day.

The barn has been named after the adjacent Jumber Clough, just part of the delightful semi rural setting that the property enjoys within the foothills of the Peak National Park. It is in the heart of the picturesque village of Pott Shrigley which has its own primary school, church, cricket club and hotel with leisure & golf clubs. It is just a short drive from Bollington where there is a good selection of local shops. Macclesfield is 4 miles away where larger shops can be found and a mainline rail station. Manchester Airport and the North West motorway network are approximately 11 miles away.

The accommodation has double glazing, gas fired central heating (including partial underfloor heating) and comprises in more detail:-

GROUND FLOOR

RECEPTION HALL	19'8" x 13'0" (6.00m x 3.96m) Stone flagged floor. Central heating radiator, underfloor heating.
DRAWING ROOM	27'6" x 18'3" (8.39m x 5.55m) Feature fireplace with stone and brick surround and wooden mantel housing stove style gas fire. 2 Central heating radiators. Door to rear garden.
INNER HALLWAY	Deep storage cupboard. Stone flagged floor.
CLOAKROOM/WC	Pedestal washbasin, WC. Central heating radiator.
DINING ROOM	15'3" x 12'7" (4.63m x 3.84m) Wooden flooring. Glazed door with side windows. Central heating radiator.
KITCHEN	20'2" x 14'2" (6.14m x 4.31m) Fully fitted with good range of oak units to floor and wall incorporating Belfast style sink and granite worktops. Aga cooker. Separate cooker with electric ovens and gas hob. Integral dishwasher and fridge. Stone flagged floor. 2 central heating radiators, underfloor heating. Door to side garden.
UTILITY ROOM	9'10" x 6'9" (2.98m x 2.05m) Fitted cupboard units with worktops and stainless steel sink. Washing machine plumbing.

Stairs from the Lounge lead to:-

FIRST FLOOR

LANDING	Deep built in linen cupboard with hot water cylinder. Central heating radiator.
BEDROOM NO.1	19'11" x 12'10" (6.06m x 3.92m) Central heating radiator.
EN SUITE BATHROOM/WC	White suite comprising panelled bath, enclosure with thermostatic shower, washbasin and WC. Centrally heated towel warmer. Tiled floor. Built in deep storage area.
BEDROOM NO.2	13'9" x 12'0" (4.18m x 3.65m) Central heating radiator.

EN SUITE SHOWER ROOM/WC Shower enclosure, pedestal washbasin and WC. Tiled floor. Centrally heated towel warmer.

BEDROOM NO.3 18'10" x 12'3" (5.75m x 3.74m) Built in storage cupboard. Central heating radiator.

BEDROOM NO.4 15'4" x 11'3" (4.67 x 3.43m) Central heating radiator.

BATHROOM/WC Panelled bath, shower enclosure, washbasin, WC. Tiled floor. Central heating radiator. 'Jack and Jill' doors from hallway and Bedroom 4.

OUTSIDE: Communal courtyard area to front. Car port with lawned roof and storage room to rear. Private gardens to side and rear with patios, lawns and borders.

SERVICES: Mains electricity, gas and water are connected. Drainage is via a septic tank which is shared by all properties in the development.

COUNCIL TAX BANDING: 'G'

PRICE: **£765,000 - No onward chain.**

TENURE: We understand from the vendors that the tenure of the property is leasehold for the residue of a 990 year term from 2001 and that there is a service charge of approximately £600 per annum which includes maintenance of communal areas and buildings insurance.

VIEWING: By appointment with the AGENTS Michael Hart and Company.

DIRECTIONS: From our Bollington office travel along Wellington Road to Pott Shrigley. The property can be found on the right hand side just before reaching the Church.

ENERGY RATING: EPC—TBC

FLOOR PLANS:



SURVEYS AND VALUATIONS

Should you require a Valuation, RICS Homebuyers Survey and Valuation, or a full Building Survey for a property that you are buying, please contact Andrew Hart (01625 575578). We will be pleased to provide a quotation and offer advice on the different levels of valuation/survey available. (Please note that we are unable to provide this service for properties being offered for sale through our agency).

Please take note of these points

No tests of any appliances or fittings held with the property offered for sale have been made. Purchasers should satisfy themselves as to the suitability or workability of these. The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract. Neither Michael Hart & Co Ltd. nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact, and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

