

# LATHAM ESTATES

SALES & LETTINGS

**Piggotts Hall Barns  
Lower Withington**

**Offers Over £750,000**



**Beautiful Barn Conversion**

**Stunning Open Plan Dining Kitchen**

**Fabulous Garden with Views**

**Impressive First Floor Living**

**Three Double Bedrooms (All En-Suite)**

**Location Location Location**



**16 The Square Holmes Chapel, CW4 7AB**  
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**[www.latham-estates.co.uk](http://www.latham-estates.co.uk)**

## Introduction

The most perfect idyllic setting for this beautifully presented three double bedroom barn conversion set within a small development of only six properties. Enjoying a most tranquil rural setting of Lower Witherington with far reaching views. The standard of accommodation is exceptional, full of charm and luxury with exposed A-frame beams, vaulted ceilings to both the lounge and dining kitchen, oak doors throughout, underfloor heating, attractive stone flooring to the main hallway, oak flooring to the remaining rooms, contemporary cylinder log burner and fabulous open plan kitchen with high specification appliances and three stunning en-suites. The tour starts with the most welcoming hallway with an impressive view to the first floor. Where the remarkable first floor living delivers is with a wonderful main reception room with a fabulous central cylinder style log burner. The spectacular thoughtfully planned dining area and kitchen are also located to the first floor with both making the most of the fabulous views. The three generous double bedrooms are located to the ground floor all enjoying stylish en-suite facilities. The superb master bedroom boasts large eye-catching patio doors overlooking the garden and farmland in the distance along with a stylish four piece en-suite bathroom. The ground floor is completed with an additional guest WC. The development is approached by a sweeping driveway, where allocated parking for two cars can be found with the additional benefit of a car charging port. This delightful barn enjoys a stunning most enviable garden, perfect for the keen gardener, being mainly laid to lawn with picket fence boundaries and gated access to enjoy some of the most beautiful walks in Cheshire. Paved patio areas provide the ideal place for summer Alfresco dining or to just relax and enjoy the surroundings. Piggotts Hall occupies a highly desirable and sought after elevated location enjoying wonderful views across the surrounding countryside and landmarks including Jodrell Bank. This charming quiet elevated setting is within five minutes' drive of Chelford village which offers shops for day to day needs, Chelford main line railway station and renowned public houses. There are wonderful local walks across the surrounding countryside and the more extensive village centres of Alderley Edge, Wilmslow, Holmes Chapel and Knutsford are within ten minutes' drive, offering an excellent range of restaurants, shopping, educational and recreational facilities. This fabulous barn is offered For Sale with No Seller Chain Involved

EPC Rating C

Council Tax Band - F - Cheshire East

Tenure – Freehold

Service Charge - £399.00 per quarter

## ACCOMMODATION

### Hallway

A most impressive start to the property tour, with open oak balustrade stairs ascending to the first floor main living accommodation, completed with eye-catching under floor heated stone flooring leading to the majority of the ground floor rooms.

### First Floor

#### Open Plan Living Dining Kitchen 19' 11" x 23' 3" Maximum Measurements (6.07m x 7.08m)

A most impressive room with high vaulted ceilings and exposed A-Frame beams. Both kitchen and dining area sit seamlessly open plan perfect for today's modern living. The well planned kitchen delivers a range of stylish units to deliver storage in abundance with a range of quality integrated appliances and a central Everhot range style stove. The separate matching central island delivers more storage with breakfast bar perfect for less formal dining and divides the kitchen to the dining area. The dining area provides a fabulous space for entertaining where exposed brick walls add to the character, and windows overlook the garden allowing natural light to fill the space. This lovely space is completed with under floor heated oak flooring, vaulted ceiling and opening leading to the lounge.

#### Lounge 19' 11" x 25' 0" (6.07m x 7.61m)

Stunning. A most amazing sized reception room, providing plentiful space for all your furniture needs. The vaulted ceiling and exposed A-frame beams add to this lovely room, whilst the picture window delivers a fabulous view, along with allowing ample natural light. Completed with a central contemporary cylinder style log burner giving the room a main focal point, oak flooring, and exposed original brick walls.

### Ground Floor

#### Master Bedroom 19' 11" x 12' 4" (6.07m x 3.76m)

The impressive master bedroom enjoys the south westerly facing aspect of the barn with large patio doors delivering a view over the garden and farmland in the distance. Exposed feature beams sit in the eye-catching high ceiling. A bank of wardrobes occupy one wall to provide ample storage. Completed with oak under floor heated flooring and door to en-suite bathroom.

#### Master En-Suite Bathroom 7' 4" x 11' 10" (2.23m x 3.60m)

The luxury bathroom delivers a matching four piece suite to comprise: Free standing double ended bath with central chrome tapware, triple width walk in shower with dual shower heads, vanity unit with drawer storage and home to the hand wash basin and low level WC. Completed with stylish tiled walls and heated stone flooring.

#### Bedroom Two 12' 2" x 11' 4" (3.71m x 3.45m)

A lovely room located off the main hallway with feature exposed original wall adding to the ambience of the room, completed with oak heated flooring and door to en-suite.

#### En-Suite shower Room

A smart matching three piece suite to comprise: Double width walk in shower with dual shower heads, wall mounted circular hand wash basin with chrome mixer tapware and floating style low level WC. Completed with stylish tiled walls and heated stone flooring.

#### Bedroom Three 12' 3" x 11' 0" (3.73m x 3.35m)

A most versatile room, an ideal second sitting room as this gives access to the rear garden. Completed with exposed beams, full length double glazed door giving access to the garden. Completed with heated oak flooring and door to en-suite.





### En-Suite Shower Room

The matching white three piece suite comprises: Double width walk in shower with dual shower heads, wall mounted circular hand wash basin with chrome mixer tapware and floating style low level WC. Completed with stylish tiled walls and heated stone flooring.

### Externally

Externally the development is approached by a sweeping driveway leading to the main courtyard area where each property has its own residents and visitors parking. The barn enjoys a stunning most enviable rear garden, perfect for the keen gardener which is mainly laid to lawn with picket fence boundaries and gated access to enjoy some of the most beautiful walks in Cheshire. Completed with paved patio areas of which to enjoy this idyllic setting.



### Location

Lower Withington is situated in a most beautiful rural location, with stunning local walks, acres of working farmland and views across open fields in almost all directions. Nestled in a convenient position with the popular amenities of several notable towns and villages. Excellent local pubs/inns like The Black Swan, Swettenham Arms and Red Lion offer great food and local ales. Worthy of note are the local Cheshire Landmarks, with Jodrell Bank Observatory and Clonter Opera Theatre close by. A comprehensive range of facilities in Macclesfield, Congleton, Alderley Edge, Wilmslow and Knutsford are within easy reach by car. These centres offer a broad range of shopping, educational and recreational facilities with a wealth of quality restaurants. The M6 motorway network (junction 18) can be located in the nearby village of Holmes Chapel, which in turn leads to the regions motorway network, Manchester International Airport lies within easy reach ideal for the commuter, main line rail links are close to hand in the village of Cheflord.

### Tenure

Freehold

Service Charge - £399.00 per quarter

Correct at the time of listing.

We recommend you check these details with your Solicitor/Conveyancer



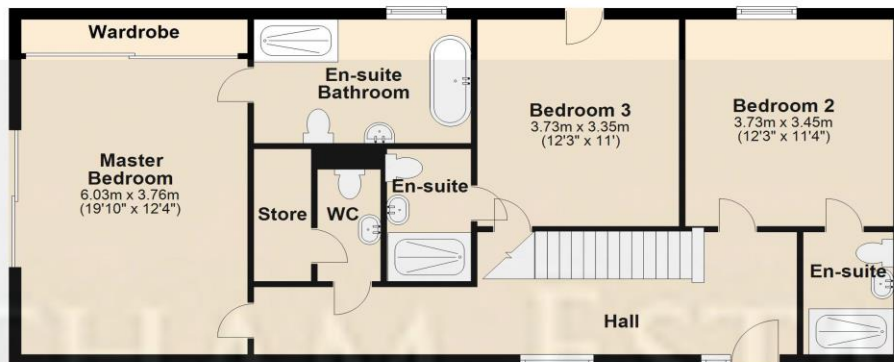


## Directions

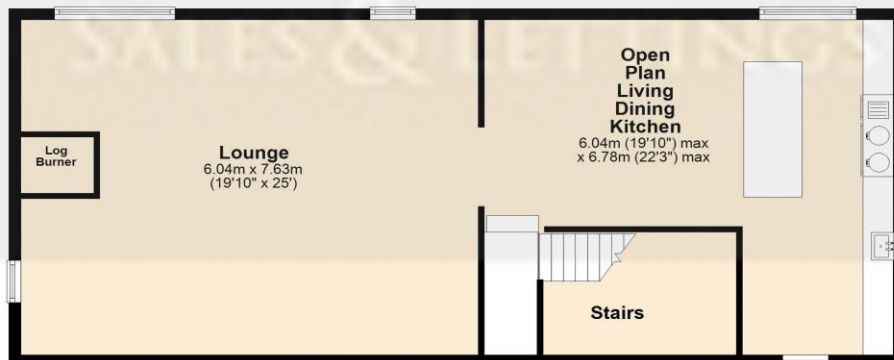
From our office 16 The Square, Holmes Chapel. CW4 7AB, travel north to the mini roundabouts, take the 2nd exit onto Macclesfield Rd/A535, continue along pass Jodrell Bank staying on the A535 for approximately 6 miles, upon reaching Astle Park on the left turn right onto Congleton Road, continue along Congleton Road for approximately 1 mile, where the entrance to the Piggotts Hall will be found elevated on the right hand side. Post Code SK11 9LD Viewing Strictly by Appointment



Ground Floor



First Floor



All Measurements are approximate. Not to scale. Created for illustrated purposes only. Created on PlanUp 2016 for Latham Estates Sales & Lettings  
Plan produced using PlanUp.

**IMPORTANT NOTE TO PURCHASERS:** Please Note: Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas are approximate as have been taken as a guide or supplied by the vendor and therefore cannot be used to form any part of a contract and/or as fact. Fixtures, fittings and other items are **NOT** included unless specified in these details. Please note that any services, heating systems or appliances have **NOT** been tested and no warranty can be given as to their working order.

Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017

Purchasers will be asked to produce identification and proof of financial status when an offer is received.

We would ask for your co-operation in order that there will be no delay in agreeing the sale.