



**Stunning Contemporary Barn Conversion**

**Stylish Open Plan Living Perfect for Entertaining**

**Three Generous Bedrooms, One Set as a Smart Dressing**

**Thoughtfully Modernised to a Superb Standard**

**Snug, Lounge, Dining and Superb Kitchen Area**

**Two Fabulous Quality Shower Rooms**





## Introduction

This superb barn conversion has undergone an extensive renovation, offering 1,400 sq. ft. of stylish, high-quality living space. A striking double-arched oak entrance welcomes you into the spacious hallway, leading to a spectacular sweeping open-plan living area. The bright, airy lounge boasts a feature arched window that floods the space with natural light, while a contemporary floating fireplace creates a dramatic focal point. Turning the corner, the elegant dining area flows seamlessly into the high-spec fitted kitchen, complete with a breakfast bar, premium integrated appliances, and a striking smoked mirrored splashback. Two sets of bi-folding doors open to the rear courtyard, creating a perfect blend of indoor-outdoor living. A further versatile seating area, featuring an exposed Cheshire brick arched display, offers an ideal spot for entertaining or a stylish study area. The barn features three beautifully designed bedrooms, each finished to an exceptional standard with meticulous attention to detail. The luxurious principal suite stretches an impressive 24 feet, complete with a stunning freestanding bath with brushed gold tapware, positioned beneath skylights for a magical stargazing experience. A beautifully finished ensuite shower room completes this exquisite retreat. The two additional bedrooms are thoughtfully designed. One as a dedicated dressing room with bespoke fitted wardrobes, the other cleverly divided into a sleeping and lounge area. Both are serviced by a stylish three-piece shower room. Externally, the barn is approached via charming, manicured box-hedged gardens, while the rear courtyard is thoughtfully designed for entertaining, enhanced by elegant external lighting. Residents and visitor parking is available in the front communal courtyard, with an allocated space at the rear. The development itself is further enriched by several tranquil water features, adding to this truly picturesque setting.

EPC Rating - C

Council Tax Band - F - Cheshire East

Tenure - Leasehold

## ACCOMMODATION

### Entrance Hall

Spectacular double-arched oak entrance doors open into a spacious hallway, providing access to the snug area, lounge, and cloakroom/WC, all beautifully finished with stylish flooring.

### Cloakroom/WC

A sleek vanity-style unit occupies one wall, housing a concealed cistern WC and a stylish rectangular hand wash basin with matte black mixer tapware. A fitted cupboard provides the perfect storage solution for coats and shoes.

### Open Plan Lounge Area 23' 11" x 11' 10" (7.28m x 3.60m)

A fabulous space for entertaining, the bright and spacious lounge enjoys a dual aspect, featuring a striking arched window and double bi-folding doors opening to the courtyard. A contemporary floating wall-mounted fireplace creates a stunning focal point, while stylish flooring and a staircase leading to the first floor complete the space.

### Open Plan Dining Area 9' 10" x 9' 1" (2.99m x 2.77m)

Set in an open-plan layout that seamlessly connects the chic kitchen and lounge, this delightful entertaining area is accentuated by an exposed Cheshire brick wall that nods to the barn's features.

### Open Plan Kitchen / Snug 23' 11" x 9' 7" (7.28m x 2.92m)

The eye-catching, chic kitchen immediately draws you in with an abundance of black wall and base units providing ample storage. A generous breakfast bar elegantly divides the dining area, offering informal seating and additional drawer units. The inset four-ring electric hob sits neatly below a concealed extractor, while a striking smart smoked mirrored splashback serves as a standout feature. High-quality integrated appliances include a larder-style fridge/freezer, electric oven with grill, washer/dryer, and dishwasher. Open-plan to the snug and dining areas, the kitchen is completed with attractive flooring throughout. The versatile snug area sits open plan to the kitchen, a great space for entertaining or home office. Set to one wall is the exposed Cheshire brick arched recess, ideal bar area, completed with useful understairs cupboard and door to the hallway.

### First Floor Landing

The part-galleried landing, featuring sleek glass insets, provides access to all bedrooms and the main shower room, while twin skylights flood the space with natural light.

### Master Bedroom 24' 2" x 11' 11" (7.36m x 3.63m)

A truly opulent master bedroom, featuring a stunning freestanding bath with brushed gold standing tapware and a matching vertical radiator. The vaulted ceiling enhances the sense of space, complemented by dual-aspect skylights that fill the room with natural light. Finished with elegant neutral décor, the room also benefits from a private en-suite shower room.

### Master En-suite

A sleek and contemporary en-suite featuring a corner step-in shower with dual brushed gold showerheads—one fixed rainfall and the other a traditional handheld spray. A stylish vanity unit houses a hand wash basin with brushed gold tapware and convenient drawer storage, while a floating hidden-cistern WC enhances the modern aesthetic. Finished with elegant tiled walls and flooring.

### Bedroom Two 24' 2" x 6' 8" (7.36m x 2.03m)

A clever division within the room creates a versatile seating area, perfect as a games room or relaxation space, with a skylight allowing natural daylight to flood the room. An inset storage solution adds practicality, while the bedroom area offers ample space for a double bed, complemented by an additional inset storage solution and skylight. Finished with stylish flooring throughout.

### Bedroom Three/Dressing Room 10' 4" x 9' 7" Min to Front of Wardrobes (3.15m x 2.92m)

Currently styled as a sophisticated dressing room, this space features sleek bespoke white handleless wardrobes fitted along two walls, providing ample storage. A skylight enhances the natural light, while smart flooring completes the elegant design.



### Main Shower Room

A striking and stylish main shower room, beautifully accented with eye-catching matte black features throughout. It comprises a step-in shower unit with dual mains mixer showers, one a matte black rainfall-style head, the other a matching handheld shower. The sleek vanity unit houses a smart black oval hand wash basin with coordinating mixer tapware, alongside a floating hidden-cistern WC. Finished with elegant, tiled walls and flooring for a contemporary, high-end feel.

### Externally

To the front entrance is the charming, manicured box-hedged gardens with inset ornamental trees. The rear bi-folding doors open to the block paved courtyard, ideal for entertaining. Residents and visitor parking is available to both the front and rear of the barn. in the front communal courtyard. The development itself is further enriched by several tranquil water features, adding to this truly picturesque setting.



### Location

Cranage is a charming parish nestled between the villages of Holmes Chapel and Goostrey, with Holmes Chapel offering convenient day-to-day shopping, medical facilities, and a library. Knutsford Town Centre lies just to the north, while the nearby Dane Meadow provides scenic walking trails through the stunning Cheshire countryside. Families benefit from excellent local education, with highly regarded state primary schools in Holmes Chapel and Goostrey, as well as Holmes Chapel Comprehensive School and Sixth Form College for secondary education. The private Terra Nova Preparatory School is also a short drive away. For commuters, Junction 18 of the M6 is easily accessible, and Manchester International Airport is approximately 20 miles away. Both Holmes Chapel and Goostrey railway stations provide direct links to Manchester Piccadilly, Manchester Airport, and Crewe's mainline station.

### Tenure

We have been informed the property is Freehold.  
Correct at the time of listing.  
We recommend you check these details with your  
Solicitor/Conveyancer



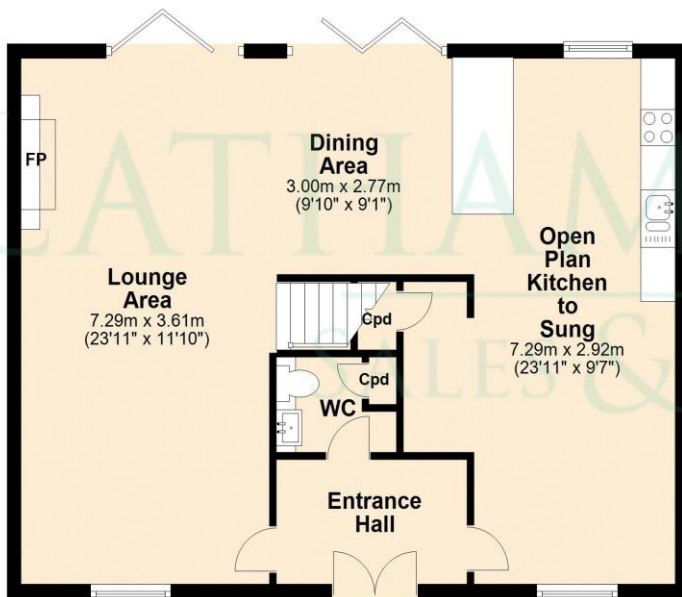


## Directions

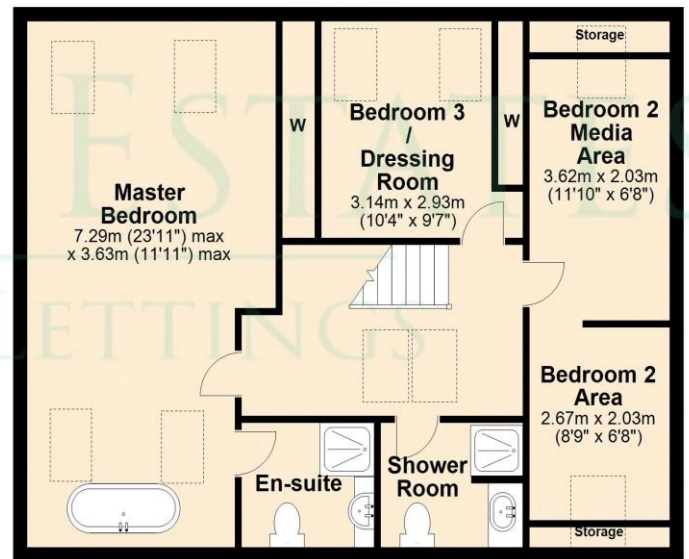
From our office 16 The Square, CW4 7AB. Travel north to the mini roundabouts continue straight ahead, sign posted Knutsford (A50). Continue along passing the Vicarage Hotel on the right-hand side and Cranage Village hall on the left-hand side, turn left onto Hall Farm Drive, where the development can be found on the left hand side. Post Code: CW4 8EA  
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  
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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.