



**GASCOIGNE  
HALMAN**

THE OLD BARN, WELSH ROW, NETHER ALDERLEY

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THE AREAS LEADING ESTATE AGENT



## THE OLD BARN, WELSH ROW, NETHER ALDERLEY

**A generous barn conversion offering extensive accommodation with many character features. Set in a stunning semi-rural location on the outskirts of Alderley Edge village with detached shippon providing two self-contained studio dwellings, double garage and mature gardens and paddock extending to 1.9 acres (approx.).**

Alderley Edge offers a wide range of high quality shops and restaurants, with more extensive facilities in nearby Wilmslow. Marks and Spencer, Tesco and John Lewis are a short drive away. The village has a range of social and recreational facilities, and local schools cater for children of all ages. Alderley Edge is well placed for easy access to Manchester and Stockport, the M56 is accessible at Ringway and the M6 at Holmes Chapel. Alderley Edge train station offers a fast electric commuter service with Inter City links available in Wilmslow. Manchester International Airport is only a short drive away.





## DESCRIPTION

Believed to date back to the 1600's this unique smallholding was originally a farmhouse and detached barn which had been sympathetically converted into one large dwelling in the late 1980's. Ideal for those that appreciate country living, the sale of The Old Barn provides potential purchasers with the opportunity to acquire a stunning semi-rural residence set at the heart 1.9 acres (approx.), that is surrounded by beautiful countryside, yet still within close proximity of Alderley Edge village. The property has been sympathetically converted with the building's origins providing many original features throughout. Of particular note is the main lounge with its double-height vaulted ceiling with exposed king post truss and purlins providing a splendid principal reception space.

In addition to the stunning lounge The Old Barn provides extensive living space. Upon entry, you're immediately enveloped by the spacious reception hall with Yorkstone floor and vaulted ceiling. This central space connects to the various ground floor areas. The previously described lounge, seamlessly flows into a dining room accessible through elegant double doors, while a cosy family room offers versatility as a third reception space. A utility room conveniently links the kitchen into a delightful dining area with picturesque garden views. Ensuring practicality there's a downstairs WC.

To the first floor, you'll discover a captivating galleried landing area, accessed from the lounge and providing a spot for relaxation or study. The master bedroom has a striking vaulted ceiling, glazed gable end, dressing area, and en suite facility. Also accessed from the galleried landing is another spacious double bedroom complete with its own en suite facility. For added charm, a spiral staircase from the kitchen provides access to two further double bedrooms and a bathroom, offering a sense of privacy.

Outside, the property is nestled within 1.9 acres (approx.). Which features a large Yorkstone patio area intersected by a stream and beyond which are expansive gardens, and a paddock area. Accessible via a picturesque cobbled driveway, ample parking awaits alongside a detached double garage. Notably, the property boasts a detached shippon, cleverly divided into two one-bedroom self-contained annexes, ideal for accommodating dependent relatives or offering potential as holiday lodgings. An additional self-contained bedroom accessed externally provides further flexibility and convenience.

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.

## DIRECTIONS

SAT NAV: SK10 4TY

## LOCAL AUTHORITY

Cheshire East County Council

## TENURE

Freehold

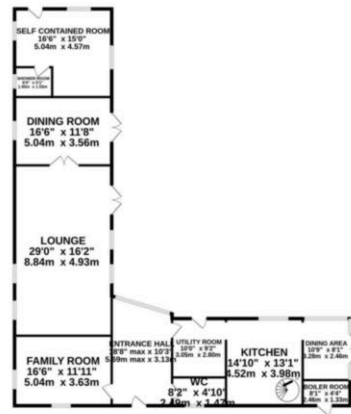
## TAX BAND

Band G

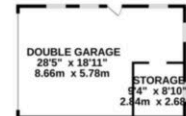
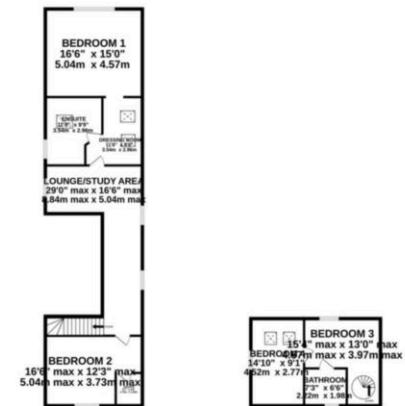
## VIEWINGS

Viewing strictly by appointment through the Agents.

GROUND FLOOR  
2280 sq.ft. (211.9 sq.m.) approx.



1ST FLOOR  
1275 sq.ft. (118.4 sq.m.) approx.



TOTAL FLOOR AREA : 3555 sq.ft. (330.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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