



**GASCOIGNE  
HALMAN**

POTT HALL BARN, SHRIGLEY ROAD, POTT SHRIGLEY

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THE AREAS LEADING ESTATE AGENT



## POTT HALL BARN, SHRIGLEY ROAD, POTT SHRIGLEY

**A stunning barn conversion recently refurbished by the current owner with meticulous attention to detail and located at the heart of Pott Shrigley Village with delightful landscaped gardens, orchard, detached studio and paddock extending to 1.3 acres (approx).**

The immediate area is of a delightful rural nature with Pott Shrigley itself being of a special rural community dominated by the attractive church, yet offering easy access to the facilities of the area with Poynton and Bollington villages close at hand. The area is accessible to Manchester Airport, the north west motorway network, and the Peak District National Park, and is also well served by educational and recreational facilities.





## DESCRIPTION

Pott Hall Barn is a stunning barn conversion that blends traditional character with modern luxury, nestled in the picturesque village of Pott Shrigley on the edge of the Peak District National Park. This property, built of mellow stone with a pitched stone roof, stands as a testament to immaculate craftsmanship and thoughtful design.

Upon arrival, an oak-framed porch provides a welcoming entrance. Stepping inside, the entrance hall features a striking exposed stone wall, built-in storage, and ample hanging space. This leads seamlessly into the principal reception area, a spacious room highlighted by a vaulted ceiling with exposed beams and feature kingpost truss. A freestanding central wood-burning stove adds warmth and serves as a focal point, while bifold doors open to the gardens, blending indoor and outdoor living. A generous built-in storage cupboard, perfect for wine storage, adds a touch of practicality.

The bespoke kitchen, crafted by David Lisle Kitchens, is the heart of the home. Hand-painted and fitted with granite worktops, the kitchen boasts a center island with a Quooker tap, a butcher's block, and a suite of integrated appliances. The freestanding Falcon double oven is a chef's delight. The Yorkstone floor and exposed beams continue the rustic charm, and doors open to a sunny patio, ideal for morning coffee or alfresco dining.

The ground floor also includes a further, versatile room with Yorkstone flooring and exposed beams, adjacent to a recently installed shower room, making it suitable for use as a ground floor bedroom, family room, or study. A well-appointed utility space adds further convenience.

Upstairs, the master bedroom features a vaulted ceiling and offers views over the front gardens and surrounding acreage. The ensuite bathroom is a sanctuary, complete with a freestanding bath and elegant fixtures. Useful under-eaves storage maximizes space. Two additional bedrooms, both with vaulted ceilings and exposed beams, share a stylish wet room with a walk-in shower, sink with storage, and a wall-mounted central heating radiator.

The exterior of Pott Hall Barn is as impressive as its interior. The property is surrounded by beautiful countryside and enjoys unobstructed views of rolling hills. A cobbled parking area provides ample space for vehicles, while the expansive lawned area, well-stocked beds, and borders create a tranquil garden setting. Across the lane, the 1.3 acre (approx.) paddock offers exciting possibilities for equine enthusiasts or those interested in smallholding.

Additionally, a large detached studio offers flexible space and can serve as a home office, studio, or be reverted back to a garage. There is also an additional driveway and an orchard.

Pott Hall Barn presents a rare opportunity to own a unique home in a semi-rural location, finished to the highest standards and benefiting from no onward chain. It perfectly marries traditional charm with modern amenities, offering a luxurious lifestyle in a breathtaking setting.

## DIRECTIONS

SAT NAV: SK10 5RT

## TENURE

Freehold

## LOCAL AUTHORITY

Cheshire East Council

## TAX BAND

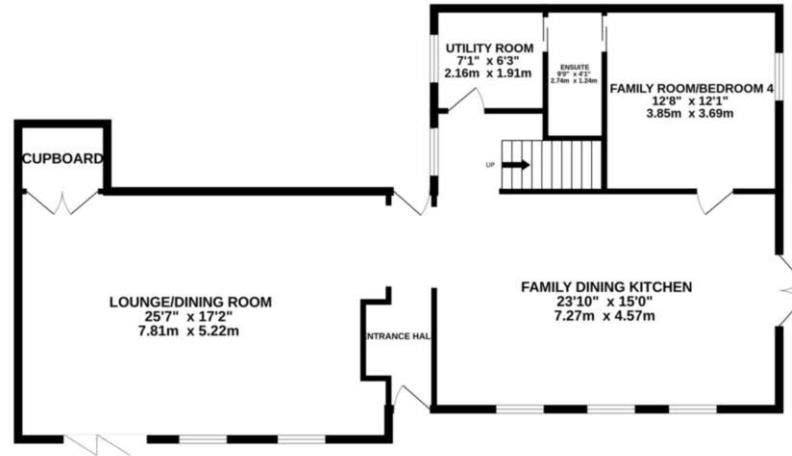
Band: G

## VIEWINGS

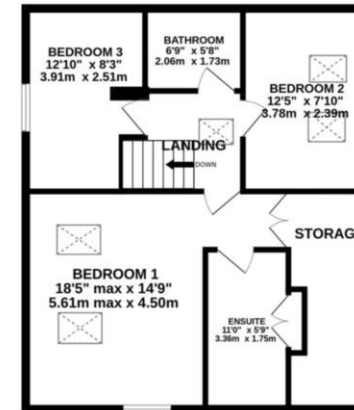
Viewing strictly by appointment through the Agents.

# FLOORPLAN

GROUND FLOOR  
1176 sq.ft. (109.3 sq.m.) approx.



1ST FLOOR  
660 sq.ft. (61.3 sq.m.) approx.



TOTAL FLOOR AREA : 1837 sq.ft. (170.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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