



**GASCOIGNE
HALMAN**

BARN 2, DUNGE FARM, OVER ALDERLEY

THE AREAS LEADING ESTATE AGENT



BARN 2, DUNGE FARM, OVER ALDERLEY

A contemporary three bedroom, semi detached barn conversion of particular architectural merit. Offering spacious, thoughtfully extended accommodation located within a popular semi rural location with views over farmland to the rear.

Alderley Edge offers a wide range of high quality shops and restaurants, with more extensive facilities in nearby Wilmslow & Macclesfield. 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

Located in the heart of an exclusive development of just seven unique properties, Barn 2 Dunge Farm is a stunning example of contemporary modern living, perfect for those who appreciate a home within a tranquil, semi-rural setting. Each property within this development has been thoughtfully designed, showcasing architectural merit and detailed craftsmanship throughout.

The accommodation at Number 2 has been extended and enhanced with imaginative architectural features such as floor-to-ceiling glazing and vaulted ceilings, ensuring the home is bathed in natural light while also offering spectacular views over the open countryside to the rear. The contemporary elevations and bespoke detailing provide a distinctive, impressive aesthetic that is sure to appeal.

Spanning over 1,850 square feet, the accommodation is designed with flexibility in mind, making it perfectly suited to modern living. Upon entering, you are greeted by a spacious reception hall that provides access to the primary living spaces. The lounge is a true standout feature of the home, boasting a part-vaulted ceiling, a striking staircase, a wood-burning stove, and expansive floor-to-ceiling glass, which frames views of the garden and open farmland beyond.

The ground floor is home to three generously proportioned double bedrooms. The master bedroom benefits from direct access to the rear garden, a dressing room, and a well-fitted en-suite bathroom. The remaining two bedrooms are serviced by a stylish family bathroom.

From the lounge, a feature staircase leads to the first floor, where you'll find an expansive open-plan living space incorporating the kitchen, dining, and family areas. The kitchen is fitted to a high standard with high-gloss units and a range of integrated appliances, complemented by a practical breakfast bar that offers informal dining space.

Externally, the rear garden provides private outdoor space. A patio, accessible from both the lounge and the master bedroom, is the perfect spot to relax and enjoy the open views over the surrounding farmland. The garden also includes a lawned area and well-stocked borders, adding to the property's appeal. Parking is provided by a block-paved driveway with space for two vehicles, along with an additional visitor parking space.

Dunge Farm offers a rare blend of contemporary design and rural charm. The development itself is beautifully maintained, with well-planted areas that enhance the lifestyle it offers. One of the key attractions of this property is its peaceful, semi-rural location and the open views over the surrounding farmland, making it an ideal choice for those seeking a modern, relaxed lifestyle within a countryside setting.

DIRECTIONS

SAT NAV: SK10 4SN

TENURE

Leasehold. 979 years remaining. Ground Rent - £0.

SERVICE CHARGE

£1440 PA

LOCAL AUTHORITY

Cheshire East Council

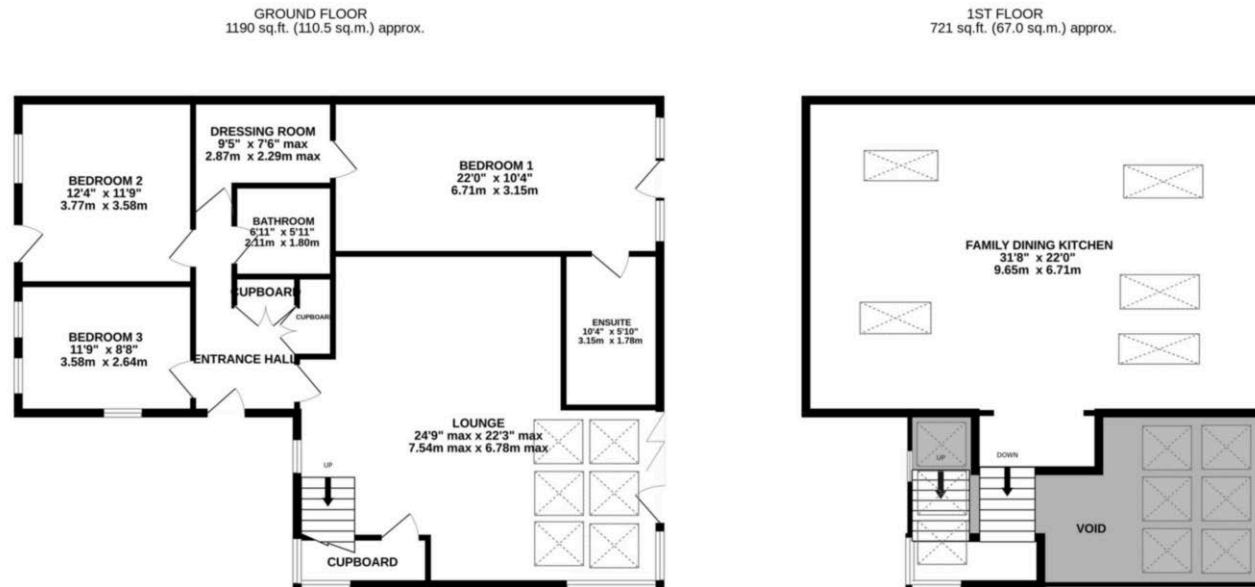
TAX BAND

Band: G

VIEWINGS

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC



TOTAL FLOOR AREA: 1875sq.ft. (174.2 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
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