



**GASCOIGNE
HALMAN**

DOVE BARN, CHESTER ROAD, WOODFORD

THE AREAS LEADING ESTATE AGENT

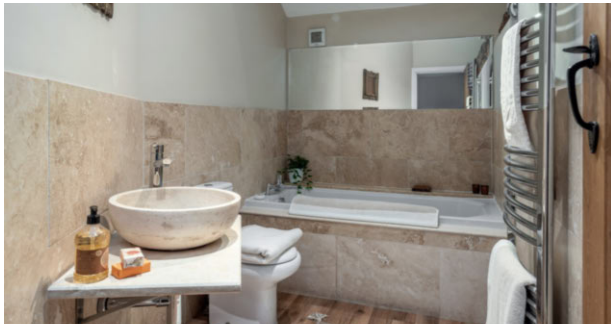


DOVE BARN, CHESTER ROAD, WOODFORD

A unique and distinctive barn conversion brimming with character features, providing beautifully appointed living space and benefiting from ample gated parking and garage. Located within a stunning semi-rural location equidistant from Bramhall and Wilmslow.

Located at the heart of Woodford village, within walking distance of the Davenport Arms, Nottcutts and the village hall. For the commuter both Bramhall and Wilmslow stations offer services to Manchester city centre along with a wide range of shops that meet every day needs. The larger shopping centres of Handforth Dean and Cheadle Royal are only a short drive away along with a motorway network connection to Manchester International Airport.





DESCRIPTION

This stunning barn conversion presents an extraordinary opportunity to enjoy a semi-rural lifestyle in the highly desirable area of Woodford. Nestled away from the road, the property is approached via elegant wrought iron gates and railings, leading into a generous parking area that complements the charm of the home. Constructed from traditional Cheshire brick with a slate roof, the property exudes timeless character. Throughout the property, thoughtful details such as under floor heating to the ground floor, solid oak doors, wrought iron latches and exposed beams highlight its history and individuality.

Upon entering the property, you are greeted by a spacious reception hall that immediately showcases the unique features of the home. Glazed doors at the rear frame picturesque views of the surrounding countryside, while the stone flooring enhances the sense of rural charm. Just off the entrance hall is a convenient WC, adding to the practicality of the layout.

The formal lounge is both generous and inviting, featuring oak flooring and beautiful oak beams, with a door that provides access to the rear garden. At the heart of the home is a superb family dining kitchen, fitted with a bespoke handmade kitchen that includes granite worktops and an integrated range oven. The kitchen is finished with a stone floor and enjoys direct access to the outdoor space, making it a truly versatile and functional area. Adjacent to the kitchen is an additional reception room that offers remarkable flexibility. With a large picture window overlooking the front elevation, this space is perfect for use as a family area, home office, or study. A separate utility room completes the ground floor accommodation, ensuring practicality for modern living.

The first floor continues to impress with its exceptional design and attention to detail. The master bedroom is a true retreat, featuring a vaulted ceiling with exposed beams and benefiting from a private ensuite shower room. The second bedroom, also a double, is equally charming with its feature beams, while the third bedroom enjoys a vaulted ceiling and a low-level window that captures the views of the rear garden. The family bathroom has been finished to an impeccable standard, with travertine stone tiling and a distinctive travertine bowled sink adding to the sense of luxury.

Externally, the property is equally impressive. The front offers ample parking alongside a detached garage, which is currently converted into a gym but can easily revert to its original use if needed. The rear garden is mainly laid to lawn, with a patio directly accessible from the property, creating the perfect spot for outdoor dining or relaxation. A west-facing aspect ensures the garden enjoys plenty of sunlight, while a small paddock area (available by separate negotiation) at the rear enhances the semi-rural lifestyle this property offers.

An additional point of interest is the availability of the adjacent property, Lilly Barn, which provides an exciting opportunity to purchase both dwellings. Together, they could potentially be combined into a single, substantial residence, offering remarkable scope for development.

This exceptional home is offered for sale with no onward chain, presenting a rare chance to acquire a property of such character, charm, and flexibility. Set back from the road and surrounded by countryside, it delivers the best of both worlds semi-rural tranquility with convenient access to local amenities.

DIRECTIONS

SAT NAV: SK7 1PR

TENURE

Freehold

LOCAL AUTHORITY

Stockport MBC

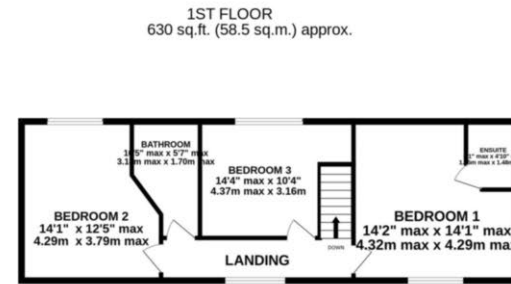
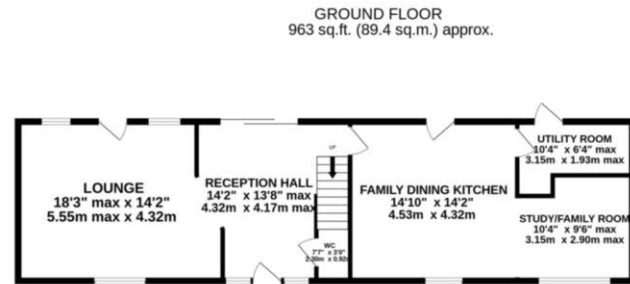
TAX BAND

Band: G

VIEWINGS

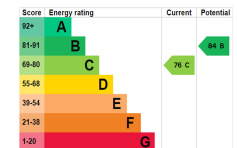
Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC



TOTAL FLOOR AREA : 1592 sq.ft. (147.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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