



**GASCOIGNE
HALMAN**

THE OLD BARN , MILL LANE, ALDERLEY EDGE

THE AREAS LEADING ESTATE AGENT



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A spacious barn conversion, brimming with distinctive charm, set at the heart of grounds extending to 0.5 acres (approx) surrounded by open farmland, offering semi-rural living yet remaining close to local amenities.

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

The Old Barn is a truly exceptional barn conversion, nestled at the heart of approximately 0.5 acres of stunning grounds, and surrounded on three sides by open farmland. Located in a desirable semi-rural position, this remarkable home perfectly balances the peace and privacy of country living with convenient access to nearby amenities.

Constructed of classic Cheshire brick beneath a slate roof, the property is approached via double electric gates that open onto a generous driveway. To the left, the barn stands proud, substantial and architecturally impressive, with an array of distinctive features that nod to its heritage. To the right, a detached double garage offers secure parking and storage, set within beautifully maintained gardens bordered by mature hedgerow, beyond which open farmland stretches uninterrupted.

An oversized door opens into a stunning entrance hall, where a Yorkstone floor, cloaks area and separate WC immediately convey the quality and character found throughout. This space sets the tone for the rest of the home light-filled, spacious and thoughtfully configured for modern family life.

At the heart of the property lies the family dining kitchen, a warm and welcoming space where a handmade kitchen with granite work surfaces and integrated appliances takes centre stage. An AGA, complete with separate gas hob and integrated electric fan oven, is set into an exposed brick chimney breast, providing not just culinary excellence, but also a comforting warmth during the colder months. The stone flooring continues here, and there is ample space for a family dining table and relaxed seating area, making it a true hub of the home.

Adjacent to the kitchen is a versatile reception room, currently used as a study but equally suited to a playroom, games room or snug. The principal reception space, the drawing room, is exceptional in scale and orientation. With a southerly aspect and windows to three elevations, it is both bright and welcoming, centred around a Clearview wood-burning stove that adds charm and comfort. There is also a formal dining room, and a large utility room, offering excellent practicality.

Throughout the ground floor, original features such as exposed beams, brickwork and farmhouse doors enhance the authentic character of this conversion, creating a home that feels both grounded and full of soul.

Upstairs, a wide and airy landing provides an informal seating or reading area, creating a peaceful retreat within the home. The principal bedroom suite is generous, with fitted wardrobes and delightful views over the surrounding countryside. Its ensuite shower room includes twin sinks and is finished to a high standard. The additional three bedrooms are all doubles, all of which benefit from fitted furniture, with the second bedroom also enjoying its own ensuite. A well-appointed family bathroom, with extensive built-in storage & airing cupboard, completes the first floor. Architectural details such as vaulted ceilings, porthole windows and countryside views feature throughout, adding depth and individuality to each room.

Externally, the grounds are as thoughtfully designed as the house itself. To the front, side and rear, formal gardens are laid out with mature beds, beautifully stocked and carefully tended. Attached to the southerly facing gable end of the property is a stunning oak-framed pagoda, entwined with wisteria, providing a magical setting for alfresco dining beneath its blooms in the warmer months. Beneath, a York stone patio offers the perfect place to entertain or simply relax, soaking in the beauty of the surrounding landscape.

Beyond the formal gardens lies a wilder area, partitioned by a dry stone wall, where the current owners have embraced a more natural approach. Here you will find vegetable beds, wildflowers, grasses, and a scattering of mature trees and hedgerows a haven for wildlife. A greenhouse and the aforementioned double garage, with additional eaves storage, complete the external offering.

In all, The Old Barn is a home of rare quality. For those seeking space, charm, character, and a lifestyle enriched by the rural Cheshire landscape, while retaining proximity to local amenities, this is an opportunity not to be missed.

DIRECTIONS

SAT NAV: SKg 7TY

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East Council

TAX BAND

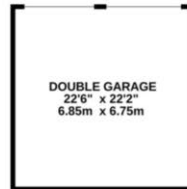
Band: G

VIEWINGS

Viewing strictly by appointment through the Agents.

FLOORPLAN

GROUND FLOOR
1935 sq.ft. (179.8 sq.m.) approx.



1ST FLOOR
1440 sq.ft. (133.8 sq.m.) approx.



TOTAL FLOOR AREA : 3375 sq.ft. (313.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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