



**GASCOIGNE  
HALMAN**

PEAR TREE FARM BARN, CHELFORD ROAD,  
MARTHALL

THE AREAS LEADING ESTATE AGENT

An attractive, well-proportioned, and contemporary designed 3-storey semi-detached townhouse forming part of a bespoke courtyard development of just seven homes in a lovely rural yet convenient position just 4 miles (10 mins approx.) from Knutsford and Alderley Edge.

Situated in the rural hamlet of Marthall, bordering open Cheshire countryside, Pear Tree Farm Barns is a sympathetic conversion of former agricultural buildings into stylish homes by The House Maker LTD. The attractive courtyard now comprises seven barn conversions, each with its own courtyard garden and allocated parking.

This family-sized home forms the end of a row with just one party wall and provides deceptively spacious accommodation arranged over three impressive floors suitable for couples or families alike. It extends to approximately 1,703 sq. ft. with a welcoming hallway and W.C., large open plan designed living dining kitchen with high gloss units, integrated appliances, and island/breakfast bar. Additionally, French doors open to the courtyard garden, and there is a utility room. The first floor comprises of a spacious principal bedroom with a well-appointed En-suite bathroom, along with a spacious study or bedroom four. The second floor benefits from two further double bedrooms with high vaulted ceilings and En-suite facilities, one a bathroom the other a shower room.

Externally, the property enjoys two allocated parking bays within the private resident's car park. An enclosed patio garden provides ample space for outside entertaining.

#### DIRECTIONS

SAT NAV: WA16 8SU

### KNUTSFORD OFFICE

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#### LOCATION

The rural Hamlet of Marthall is a lovely Cheshire locaon just 4 miles to the East of Knutsford and about 4 miles South of Alderley Edge. Chelford is just 1 mile away to the East providing a Londis convenience store and butchers, and a rail station on the Manchester to Crewe line. Manchester Airport along with nearby connections to the M6 and M56 makes commuting easy. Marthall sits within the catchment area for several primary schools including the Outstanding Peover Superior, just 1.5 miles to the West.

#### TENURE

Freehold

#### SERVICES (NOT TESTED)

Mains water, gas and electricity are connected. Private drainage. Services have not been tested and you are advised to make your own enquiries and/or inspections.

#### LOCAL AUTHORITY

Cheshire East Council Tax Band: F

#### ENERGY PERFORMANCE RATING

C

#### TOTAL FLOOR AREA

1743 SQFT approx

#### VIEWINGS

Viewing strictly by appointment through the Agents.



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