



**GASCOIGNE
HALMAN**

TROUTHALL LANE, PLUMLEY, KNUTSFORD

THE AREAS LEADING ESTATE AGENT



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Trout Barn - A handsome 19th Century Barn Conversion on desirable Trouthall Lane. Set in a peaceful semi-rural location, Trout Barn is a stunning example of a traditional 19th-century brick barn, beautifully converted under a slate roof with hardwood double glazing and patterned vents. The barn's aesthetic charm is immediate, and this unique family home seamlessly blends historic character with contemporary design, offering just over 2,700 sq. ft. of versatile, high-quality accommodation.

The barn's heritage is proudly preserved through exposed brickwork, original solid timber beams, pitched ceilings, and cosy log-burners. Recent enhancements have elevated the living experience, including the addition of a striking glazed lantern that fills the open-plan kitchen/living space with natural light, and bi-fold doors connecting both the kitchen and separate sitting room to the spectacular rear garden.

At the heart of the home is the exceptional open plan living, dining, and kitchen with a dramatic glazed lantern. A woodburning stove adds a sense of warmth and grounding within the living area, while bi-fold doors peel back to invite the garden in a natural extension of the room and perfect for summer evenings spent entertaining under the stars.

The kitchen boasts sleek cabinetry stretching the full length of the room and a commanding central island that brings family and friends together at the heart of the home.

Elsewhere on the ground floor, a cosy yet refined sitting room offers a quieter space to relax, again with garden-facing bi-fold doors, while a separate utility and boot room keeps everyday living effortlessly organised. A recently added oak staircase extends to a guest suite/fourth bedroom that brings flexibility and privacy, complete with a stylish ensuite wet room - ideal for visitors or multigenerational living.

Upstairs, the character continues. Exposed beams, pitched ceilings, and Velux windows bring a sense of airiness and rustic drama to the sleeping quarters. The principal suite is a sanctuary in its own right, with its own multifuel burner, feature fireplace, generous dressing room, and sleek ensuite. Two further bedrooms and a sumptuously appointed family bathroom - complete with a wet-room shower, freestanding tub, and integrated sound system - complete the upper floor.

Stepping outside, the sense of tranquillity deepens. The landscaped rear garden is a masterfully designed space made for entertaining and unwinding alike. A spacious patio and hot tub area invite late-night laughter and quiet stargazing, while raised beds and immaculate lawns create an ideal backdrop. A covered al fresco dining area ensures the British weather need never interrupt outdoor plans.

With just under 0.2 acres of grounds, ample parking on the cobbled driveway, and a setting that offers peace without isolation, Trout Barn is a rare fusion of past and present.





DIRECTIONS

SAT NAV: WA16 0UR

LOCATION

The Parish of Plumley is a conveniently rural and popular location situated about 5 miles south of Knutsford and next door to the village of Lower Peover. Being within such a short drive of Knutsford and the A556 Manchester to Chester dual carriageway there is easy access to the North West motorway network at junction 19 Knutsford or 18 Holmes Chapel. There is a rail station in the village on the Chester to Manchester line and Manchester International Airport is within easy reach. There is a good village community and a small country store/post office, village hall with tennis court and The Golden Pheasant public house is an excellent gastro pub. The little school in Lower Peover is very well thought of and there is an array of excellent education facilities in both the state and private sectors nearby.

TENURE

Freehold

SERVICES (NOT TESTED)

All main services are connected but have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East Council Tax Band: G

ENERGY PERFORMANCE RATING

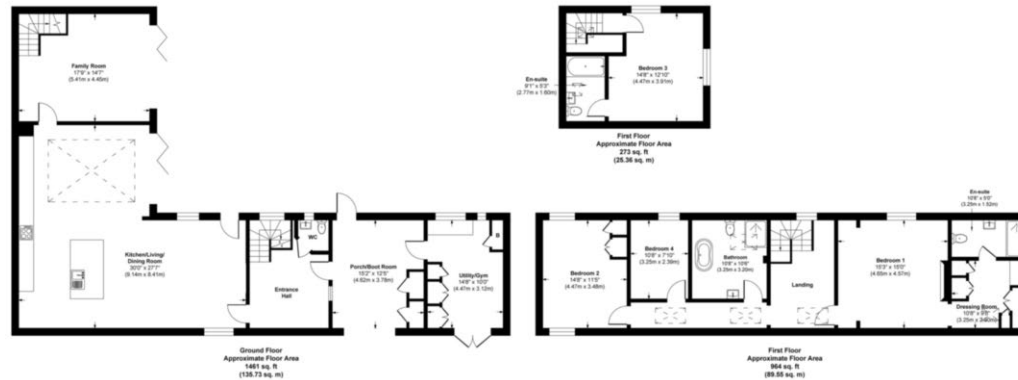
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TOTAL FLOOR AREA

2698 SQFT approx

VIEWINGS

Viewing strictly by appointment through the Agents.



Approx. Gross Internal Area 2698 sq. ft / 250.64 sq. meters
 Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

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