



**GASCOIGNE
HALMAN**

OVER TABLEY HALL FARM, OLD HALL LANE, OVER
TABLEY

THE AREAS LEADING ESTATE AGENT



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Set within the rolling pastures of the Cheshire countryside, Over Tabley Hall Farm is a charming semi-rural development of just eight exclusive homes. Originally 18th and 19th-century barns and stables, the buildings have been carefully restored and converted, combining period character with modern open-plan living. Approached via a private avenue of mature trees, the development enjoys a sense of peace and seclusion while remaining only minutes from Knutsford town centre and with excellent access to the M6 and M56.

The property itself is beautifully presented throughout and offers stylish and versatile living space. The entrance hallway leads to the main sleeping accommodation, where the principal bedroom enjoys its own en-suite shower room and separate dressing area. There are two further spacious double bedrooms, each with fitted wardrobes, making the layout ideal for families or guests.

A striking spiral staircase rises to the first floor, where a fabulous open plan living, dining and kitchen area is revealed. This impressive space is defined by a vaulted ceiling with exposed beams and Velux skylights, which flood the room with natural light and create a wonderful sense of openness. The kitchen is fitted with a sleek range of high-gloss and frosted-glass units, complemented by granite work surfaces with breakfast bar, and is fully integrated with quality appliances. A separate utility room provides additional practicality with plumbing for a washer and dryer.

Externally, the property benefits from two private parking spaces to the front, while to the side there is a lawned garden with a paved patio, enclosed by mature hedging. Residents also enjoy use of a communal landscaped garden, adding to the sense of community within this small and exclusive development.

This is a rare opportunity to acquire a stylish barn conversion in an idyllic setting, blending the character of historic architecture with the convenience of modern design, all within easy reach of Knutsford and excellent transport links.





DIRECTIONS

SAT NAV: WA16 0PW

LOCATION

Knutsford is an old market town rich in heritage and brimming with a variety of architectural features, particularly those built in an Italianate Tuscan style by the famous local architect, Richard Harding Watt. Linked by a web of ginnels, cobbles and courtyards, the two main streets are home to a variety of shops ranging from boutiques to large outlets including Waitrose, Booths, Boots and Aldi. Evenings in Knutsford are lively with wine bars, pubs and restaurants catering for most tastes. Knutsford borders some of Cheshire's most beautiful countryside and has the famous Tatton Park Country Estate on its doorstep. There is a Leisure Centre, private sports clubs and notable golf courses close by. Excellent education facilities cater for children in both the state and private sectors. The rail station lies on the Chester to Manchester line and Manchester Airport along with nearby connections to the M6 and M56 makes commuting easy.

TENURE

We have been advised by our client that the tenure is Freehold. However, all the owners of the properties on the development are managing agents for the communal facilities.

SERVICES (NOT TESTED)

Mains electric & water services are connected. LPG Gas & 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

E

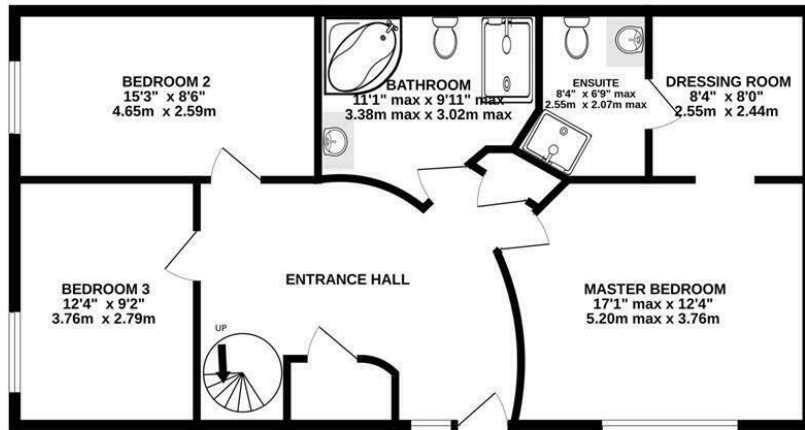
TOTAL FLOOR AREA

1806 SQFT approx

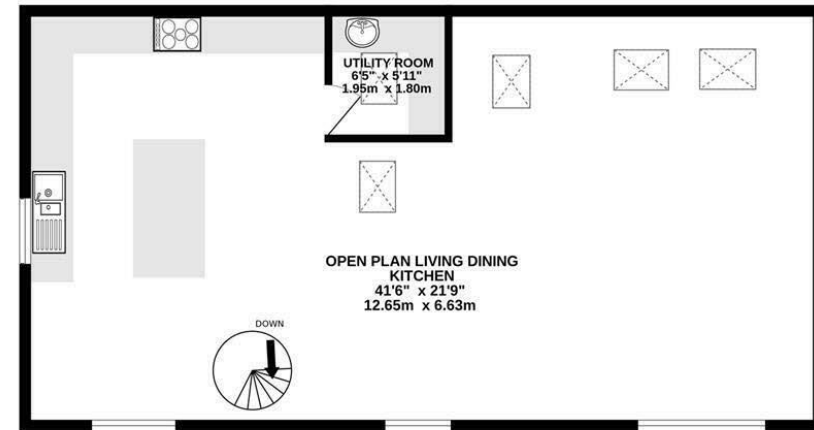
VIEWINGS

Viewing strictly by appointment through the Agents.

GROUND FLOOR
903 sq.ft. (83.9 sq.m.) approx.



1ST FLOOR
903 sq.ft. (83.9 sq.m.) approx.



TOTAL FLOOR AREA : 1806 sq.ft. (167.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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KNUTSFORD OFFICE

01565 750 900

knutsford@gascoignehalman.co.uk

26 Princess Street, Knutsford, WA16 6BU

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