



**GASCOIGNE
HALMAN**

CROKER BARN, CROKER LANE, SUTTON

THE AREAS LEADING ESTATE AGENT



CROKER BARN, CROKER LANE, SUTTON

£950,000

An impressive substantial detached converted barn standing in approx 1.3 acres with the most stunning south west views over the open countryside. Gated entrance, four double bedrooms and three bathrooms.





A most fantastic detached "L" shaped barn conversion

Extremely spacious accommodation throughout

Four double bedrooms and three bathrooms

Three reception rooms and a cinema room

Arguably some of the best far-reaching views in Sutton

Lovely formal garden and land totalling approx 1.3 acres

Gated courtyard parking

Immaculately presented throughout

CROKER BARN, CROKER LANE, SUTTON

A fabulous opportunity to purchase a substantial detached barn conversion standing in approximately 1.3 acres of land with arguably the best views in the area, and being located in one of Suttons most desirable positions.

The barn was originally converted in 2004 and really does offer immaculate accommodation throughout with a lovely formal garden and a field. The formal garden offers fantastic open views which are South and South West facing thus enjoying the sunset and views over the Cheshire Plains, towards Jodrell Bank and the Welsh mountains.

The property is accessed via a long sweeping driveway into the gated cobbled courtyard which gives access to the garage.

The first thing you see when you arrive is the gorgeous private decked seating area to the right of the property which offers a first glimpse of the breath taking vistas.

The custom glazed entry opens into a large entrance hall lobby and lounge. This benefits from a full galleried landing with vaulted ceiling, floor to ceiling windows, oak floors, a stone built fireplace and a log burning stove.

The sitting room is a lovely cosy room and has a triple aspect again enjoying the view.

There is a cloakroom WC, a well proportioned dining room which opens through into the high quality kitchen fitted in a range of bespoke units with oak work surfaces and a granite topped island. This in turn opens through into the boot room, the rear porch and a utility room.

The first floor has a beautiful galleried landing with full length windows to both the front and the rear, and all of the rooms on this floor have oak doors and stunning vaulted ceilings with exposed wooden beams. There are four good sized double bedrooms, both the master and the second bedroom having en-suite shower rooms. There is also a beautifully fitted family bathroom on this floor, a storage cupboard, an airing cupboard and a large walk-in wardrobe/further storage.







Outside there is a detached garage and adjoining cinema room which could also be used as a gym or hobby room.

The front of the property boasts the cobbled courtyard and access to the decked balcony with far reaching views to the Cheshire Plains and beyond. At the rear of the property is a beautifully presented formal garden with a large private patio and the most fabulous views over the open countryside. There is also an adjoining field.

DIRECTIONS

Leaving Macclesfield on Bullocks Lane which in turn becomes Leek old Road, continue past Sutton reservoir and take the next sharp left into Croker Lane. Continue straight over a cattle grid onto a private drive signposted "Croker Farm". Take the next right on to the driveway signposted "Croker House" and "Croker Barn". Croker Barn can be found around the left side of Croker House. POSTCODE: SK11 0JD

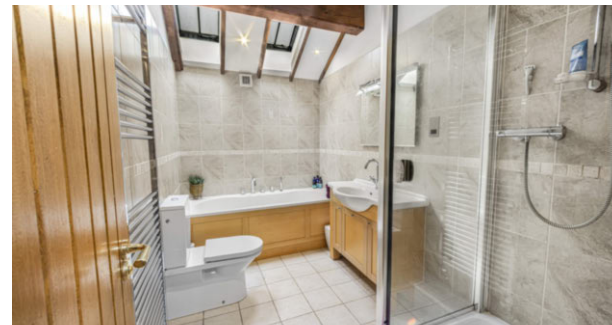
LOCATION

Sutton is a sought after village surrounded by open countryside, with the centre of Macclesfield just a short drive away.

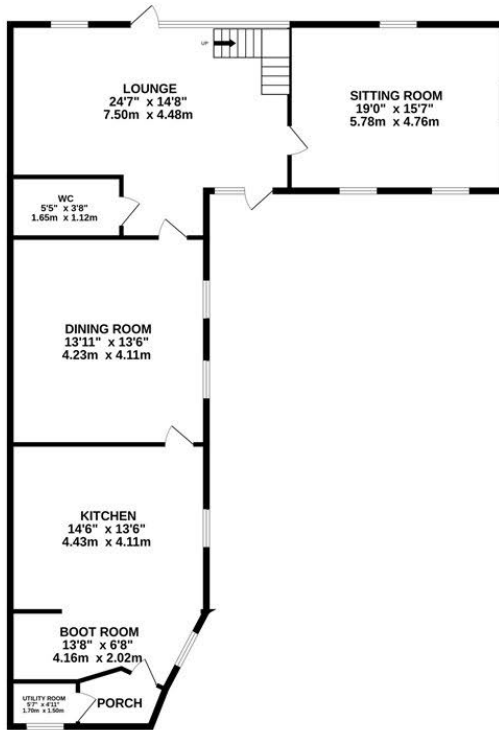
Macclesfield is a thriving market town that provides a comprehensive range of shops, varied social and recreational amenities and good schools for children of all ages. For the commuter, Manchester International Airport and its connection with the North West motorway network are approximately thirty minutes away by car and the railway station in Macclesfield provides fast and frequent Intercity and commuter links with Manchester, London and the surrounding business centres.

KITCHEN

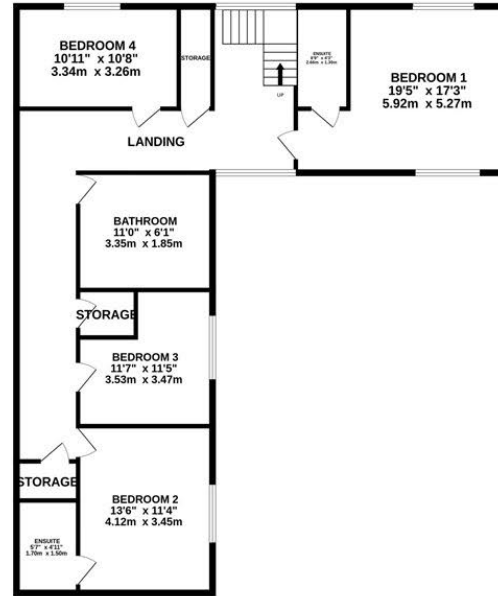
LANDING



GROUND FLOOR
1409 sq.ft. (130.9 sq.m.) approx.



1ST FLOOR
1262 sq.ft. (117.2 sq.m.) approx.

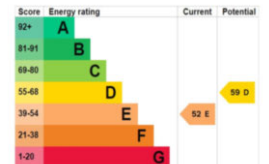


OUTBUILDINGS
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 3095 sq.ft. (287.5 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
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MACCLESFIELD OFFICE

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