



INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS

# The Barn, Birch Farm Moss Lane Warburton, Lymm, WA13 9TX



£1,000,000

[www.watersons.net](http://www.watersons.net)

[www.watersons.net](http://www.watersons.net)









**HALE OFFICE:**  
212 ASHLEY ROAD, HALE,  
CHESHIRE WA15 9SN  
TEL: 0161 941 6633  
FAX: 0161 941 6622  
Email: hale@watersons.net

**SALE OFFICE:**  
91-93 SCHOOL ROAD, SALE,  
CHESHIRE M33 7XA  
TEL: 0161 973 6688  
FAX: 0161 976 3355  
Email: sale@watersons.net

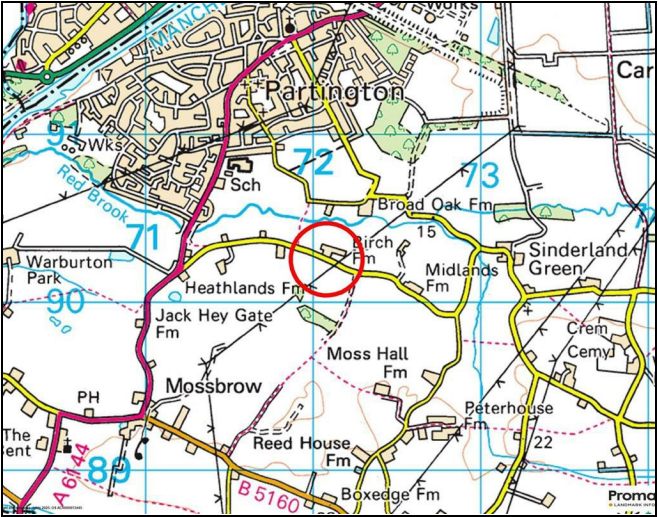
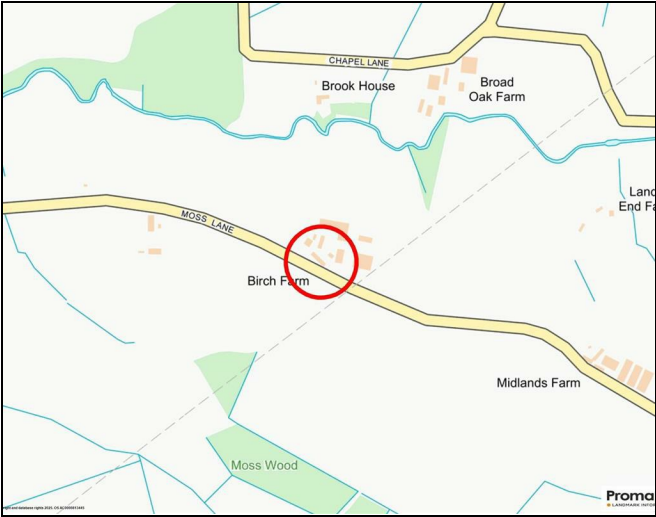
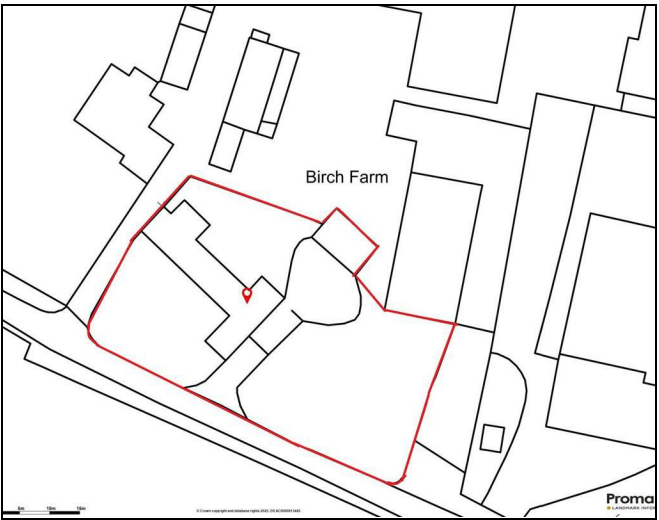
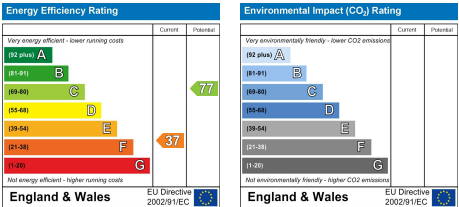


INDEPENDENT ESTATE AGENTS



# energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



# overview

A STUNNING BARN CONVERSION STANDING ON A 0.45 ACRE GARDEN PLOT, IN A MOST DESIRABLE SEMI RURAL LOCATION AND OFFERING BEAUTIFULLY PRESENTED, SPACIOUS FAMILY ACCOMMODATION THROUGHOUT. 2854sqft

Entrance Hall. Cloaks. GFWC. Lounge. Family Room/Games Room. Dining Kitchen. Four Double Bedrooms. Two Bath/Shower Rooms. Gardens. Driveway. Double Parking Bay. Garage.



**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.



# in detail

A stunning Grade II listed Barn Conversion standing on a lovely 0.45 acre garden plot in this delightful semi rural location within Warburton, approximately midway between Altrincham and Lymm, on the outskirts of Dunham Massey and provides a perfect balance of country living with busy town and village centres on the doorstep.

The property is beautifully presented throughout with all the wonderful features associated with this type of Barn Conversion, including extensive exposed beams including substantial A frames, exposed natural brick walling and natural stone flooring.

The Principal Rooms enjoy delightful views over the surrounding countryside and the accommodation is extensive and versatile, extending to approximately 2850 square feet, including Outbuildings and a Garage. In addition, to the Garaging there is useful covered Parking Bays.

The property is stylishly appointed with superb specification kitchen and bathroom fittings and provides generous family living accommodation featuring an amazing Principal Lounge with high vaulted and beamed ceiling with folding onto the gardens.

This in turn, opens through into a Dining Hall which is currently utilised as a Games Room, serving as an additional Reception Room. From here a staircase leads to the First Floor.

Fabulous Dining Kitchen, which is a fantastic space, divided into natural working kitchen and dining areas by way of brick and arch features. The Kitchen has been recently refitted with an extensive range of modern laminate fronted units arranged around a central Island which incorporates a breakfast bar and benefits from a range of integrated appliances which includes double ovens, microwave, fridge, freezer and dishwasher.

From the Kitchen an Entrance Hall area has a Cloaks and Ground Floor WC off.

There are Four Double Bedrooms served by Two Bath/Shower Rooms with the Principal Bedroom being a most impressive feature, positioned to the Ground Floor with French doors onto the gardens, again having a high vaulted beamed ceiling rising up to a Mezzanine En Suite Bathroom overlooking the Bedroom area, beneath which is a walk through open Dressing Area creating a fantastic Principal Bedroom Suite.

All Three of the remaining Bedrooms are attractive Double Rooms positioned to the First Floor and served by the Family Shower Room.

Externally, the property is approached via a Driveway through a covered Parking Bay to a large Parking area in front of the additional Double Parking Bay and Single Garage.

The Gardens to the property are deceptively big, laid to the front, side and rear with a particularly deep Garden area to the right hand side of the property, laid principally to lawn but with the Garden areas to the rear incorporating patios and stocked flower beds.

This is a truly stunning property that cannot fail to impress.

- Freehold
- Council Tax Band H

