





Welcome to

Owl Barn, London Road, Adlingto/Poynton Border,
SK10 4NQ



Welcome to this stunning 4-bedroom stone-built barn conversion offering the perfect blend of character and modern living. Set along a quiet lane, this home boasts a gated driveway, South facing garden and is set on the border of Poynton and Adlington. As you enter this beautiful home, you're greeted by a striking feature glass porch which in turn leads to a welcoming reception hallway/dining room with stone flooring creating a welcoming entrance which immediately sets the tone for the rest of this property. From here, there is a downstairs washroom/wc, spacious lounge with feature fireplace which creates a focal point for the room and dining kitchen which is the perfect balance of style and functionality with sleek quartz worktops and built-in appliances and ample cabinets – the perfect space to enjoy family meals or entertaining.





- Delightful stone barn conversion
- Very well designed and presented
- Lots of character including high ceilings and exposed beams
- 4 generous bedrooms (bedroom 4 currently used as dressing room)
 - 3 bathroom (2 ensuite shower rooms)
 - Beautiful breakfast kitchen with built-in appliances
- Feature glass porch opening into reception hall/dining room
 - Gated driveway with ample parking
 - South facing garden
 - Detached garage





Leading from the stairs and from the landing...

There is a beautiful galleried landing with exposed oak beams adding character and charm to this space. The natural light pouring in from the windows creates a bright and airy atmosphere throughout. The master bedroom overlooks both the front and rear of the property and is the perfect, tranquil retreat with plenty of space for a king-sized bed, additional furniture and stylish ensuite shower room. There are 3 further bedrooms, all offering a generous amount of space with the 4th currently being used as a dressing room. Bedroom 2 also benefits from a stylish ensuite shower room with walk-in enclosure. There is an additional family bathroom with modern suite ensuring a relaxing space for everyone.





Outside...

As you approach the property, you are welcomed by a gated driveway which leads into large, private South facing garden and ample parking along with detached garage. The surrounding garden space is peaceful and serene, offering a sense of privacy which makes this home feel a true sanctuary. Located on the edge of Poynton and Adlington, you can enjoy the peace and tranquillity of rural living, whilst still being with easy reach of all local amenities, schools and transport links. This stunning barn conversion is a rare opportunity to own a home that combines old-worldly charm and contemporary living.

MORE TO EXPLORE

Poynton Village is a vibrant, historic community nestled in the heart of Cheshire, ideally situated between Stockport and Macclesfield. With roots tracing back to the coal mining industry that once defined the area, Poynton has since evolved into a lively and attractive village that seamlessly combines heritage with modern charm.

The village is known for its welcoming atmosphere and a thriving selection of independent shops, cafes, bars, and restaurants that offer unique local flavours and experiences. Families are drawn to Poynton for its strong educational offerings, with well-regarded schools serving all age groups, as well as a safe, community-oriented environment.

For those who enjoy the outdoors, Poynton is perfectly placed with access to beautiful surrounding countryside. The expansive Lyme Park, with its historic estate and scenic walking trails, is just a stone's throw away, while the Middlewood Way offers picturesque paths ideal for cycling, walking, and horse riding.

Commuters benefit from excellent connectivity, with Poynton's railway station offering a direct link to Manchester and easy access to the motorway network. Additionally, Manchester Airport is conveniently close, making travel further afield smooth and accessible.

Overall, Poynton Village is a harmonious blend of historical character, modern amenities, and natural beauty, making it an appealing choice for residents and visitors alike.



WHERE DO I GO WHEN I NEED...



Coffee and cake?

There are lots of amazing cafes which can be found on Park Lane and School Lane.



Schools?

There are lots of good primary schools in the area – Worth, Vernon, Lostock Hall, Lower Park & St Paul's Catholic. All close and nearby. Poynton High School is conveniently located.



Restaurants and drinks?

Panache is a firm local favourite, and The Farmers Arms. Enjoy drinks at The Vine Hop and The Flute & Firkin.



Walks and park?

Poynton Pool and the Middlewood Way are both great spots to enjoy. Lyme Park is only a short distance away.



Shops?

We are spoilt for choice when it comes to supermarkets... Aldi, Waitrose, Morrisons and a Co-op Local are all within walking distance of the village.



Running and sports?

Enjoy local sport activities at Poynton Leisure Centre & Poynton Sports Club and why not try out park runs which are held at either Bramhall Park or Lyme Park. 9am start for a local 5k run.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

POST CODE: **SK10 4NQ**

DRAINAGE: Septic Tank – shared with 1 neighbouring property.

TENURE: **FREEHOLD**

ENERGY PERFORMANCE CERTIFICATE: **E**

COUNCIL TAX BAND: **G**

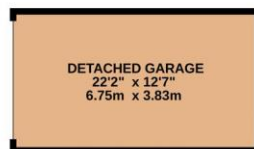
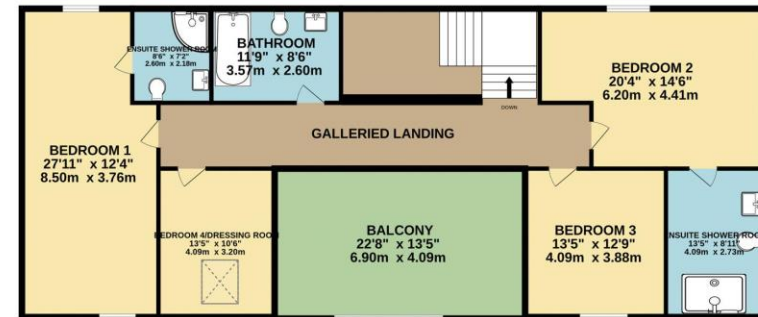
SERVICES (NOT TESTED): All mains services are connected to the property.

LOCAL AUTHORITY: **Cheshire East Council. For further information, please use:**
<https://www.cheshireeast.gov.uk/home.aspx>

GROUND FLOOR



1ST FLOOR



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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DIRECTIONS: Owl Barn, London Road, Adlington, SK10 4NQ

From Poynton village, head out on London Road South towards Macclesfield. As you go over the bridge, the private lane will be immediately positioned on your right hand side. Follow this lane around and the property will be shortly positioned on your left hand side where ample driveway parking is provided.

WHAT3WORDS:
///puddles.noon.soil

TO VIEW:
Call: 01625 859911 | Email: sales@richardlowth.co.uk

