



Fieldview Barn, Woodford Road, Poynton

£1,690,000 Freehold

Stunning converted barn • Original wooden beams throughout • Vaulted ceilings and a galleried landing • Integral double garage • Immaculate throughout • Three reception rooms and large dining kitchen



A commanding converted circa 1600s barn with sleek modern touches sitting alongside rustic rural charm. Original oak beams and exposed brick walls are complimented by contemporary fittings and vaulted glass skylights and offer a stunning family home sitting on a large plot on the Poynton/Woodford border. In immaculate condition and boasting turn-key living, this is a truly unique property with lawned gardens and a sweeping driveway. Offered for sale with no onward chain.

Council Tax band: H

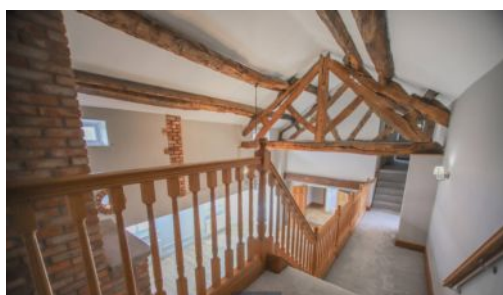
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: E



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- Original wooden beams throughout
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- Integral double garage
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GROUND FLOOR
APPROX. FLOOR
AREA 2301 SQFT
(213.1 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 1346 SQFT
(125.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 3647 SQ.FT. (338.6 SQ.M.)
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With a double-fronted aspect this wonderful home offers superb kerb-appeal and sits back from the road behind a large driveway offering excellent gated off-road parking. The large entrance hall offers a warm welcome with the dining kitchen to one side and the living room to another. The kitchen is a generous and contemporary space with integrated appliances, granite worktops and moduleo flooring. A spacious utility room leads off the kitchen and provides further storage and worktop space. The living room is a majestic reception with vaulted glass ceiling, exposed wooden beams and a stunning exposed brick chimney. The first floor galleried landing runs the width of the living room. There are two further reception rooms on the ground floor comprising a dining room and study which are both situated to the rear of the property. There is access into the integral double garage as well as a wet room including a sauna, cloakroom, WC and large storage cupboard off the hallway.

To the first floor the four bedrooms are all doubles, the master with a three piece en-suite shower room. Further to this there are two beautiful family bathrooms with one being a three piece white suite and the other being a four piece white suite. There are two storage rooms which offer plenty off space and the first floor also features a lovely galleried landing which has open views to the living room area.

Externally the gardens are all wonderfully private and mainly laid to lawn offering a low-maintenance and child-friendly space. The driveway sits behind electric gates providing a secure and safe perimeter.

PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, Leighton Snow Agents wish to inform prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.



