



# PARK BARN



# LIGHT-FILLED LIVING

Parquet flooring extends underfoot in the enormous entrance hall, opened up by the current owners. Views greet you instantly from double doors opposite the entrance, opening to the private courtyard; the entertaining heart of the home, accessible from two separate areas.

A destination rather than a lobby, double height windows and doors to the front infuse this entrance hall with light adding to the welcoming ambience, while the modern glass enclosed staircase runs up from the left to the galleried landing above. The double height, vaulted ceiling creates an airy and open feel, with characterful exposed beams stretching out high above.



On the rural fringes of Nether Alderley, connect conveniently to the towns and cities from Park Barn, a characterful and captivatingly unique barn conversion, privately nestled within around two acres of garden and paddock land.



Set well back from the road, and accessed along a sweeping, gated driveway, where a neat turning circle features a mature tree, strikingly beautiful when illuminated by uplighting at dusk. There is ample parking, in addition to a Cheshire brick built double garage with car port and stabling.



Formerly a hay barn, this characterful link detached home has been lovingly converted and refurbished to serve as an oasis of calm in the heart of the Cheshire countryside.



*“At Christmas it comes into its own, we have a 14-foot Christmas tree in the hall, it’s gorgeous, especially when it snows.”*



# ENCHANTING ARRIVAL

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Original flagstone flooring replaces wood in the dining room, which opens up to the right of the entrance hall, naturally zoned by exposed timber pillars and beams above. Contemporary features, including an anthracite grey vertical radiator, help to blend traditional character with modern comfort. A double sided, bio-ethanol fire adds ambient glow on winter nights.

Beyond the dining room, the east-facing snug lounge offers views out over the turning circle and trees to the front and serves as a space to relax and unwind after dinner.



Windows continue to connect you to the outdoors, wherever you walk at Park Barn, a home awash with light. Follow the open flow of the home through from both dining room and snug, into the sociable hub of the home, the contemporary kitchen.

*“We opened the kitchen out into the courtyard, and it has changed the way we live.”*





Monochrome and sleek, the extensive Corian topped central island with waterfall edge is more akin to a continent in terms of its spacious design, furnished with a large induction hob at one end and with a sink and spray tap to the other. Brimming with storage, the island also contains a built-in dishwasher, 24 bottle wine cooler and is built for buffets and entertaining.



# BRINGING THE OUTDOORS IN

*“It’s a great home for entertaining, when the football is on in the summer, you can be sitting outside on the decking and still see the television.”*



Bifolding doors bring the outdoors in, inviting you to step out onto the decking with family and friends for afternoons in the sunshine. Dine casually at the breakfast bar, beneath the tinkling light from the chandelier above. Open the latched door from the kitchen and spy the stone shelved pantry, a fantastic cool room ideal for all your essentials.

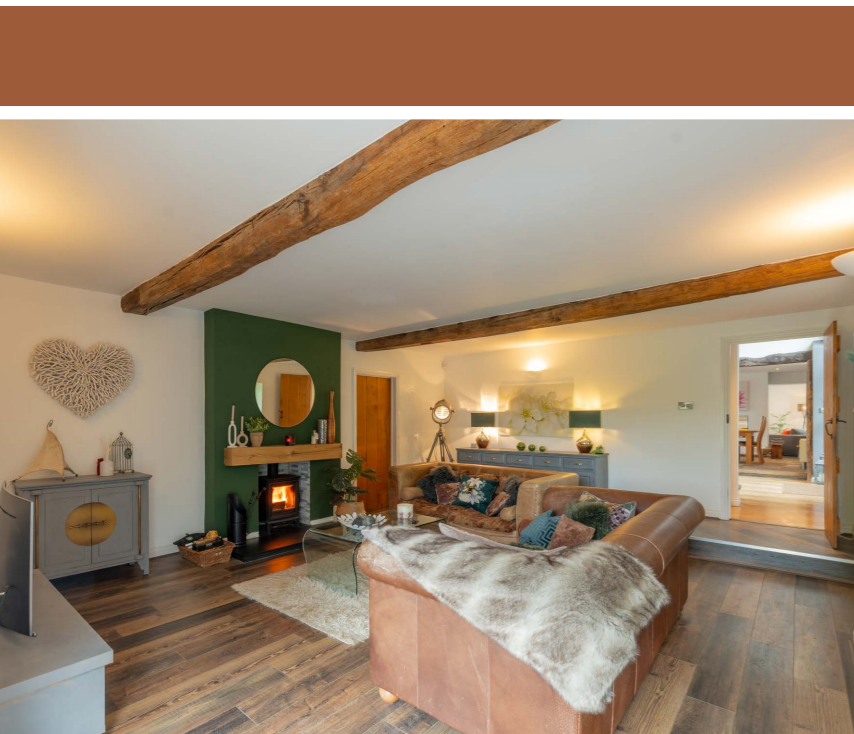
There is also access from the kitchen to the quarry tiled utility room, brimming with storage and with plumbing for washer and dryer. Returning to the entrance hall, sneak a peek at the downstairs WC which is situated next to the staircase.



# RELAX & UNWIND

Across the hall, the large lounge serves as a peaceful haven, where rustic beams trace the ceiling in contrast to the crisp white walls. Wooden flooring underfoot enhances the farm origins of the home, with a multifuel stove issuing warmth and welcome from within the fireplace.

A spacious room, with fabulous views over the garden and paddock to the Henbury Hall Estate beyond. A hub for all the family to congregate in, double doors open to the patio at the side, allowing a cool breeze in through the summer months, whilst becoming a cosy room in which to retire in the winter months with the log burner roaring.



From the lounge a door connects to a dual aspect office. Windows on one side take in the side patio garden, illuminated at night and with views again over the Henbury Hall Estate, and opposite, looking into the private, enclosed, internal courtyard. This spacious room could also serve equally well as a playroom or even as a bedroom.

Make your way up the glass enclosed staircase where five double bedrooms, most with vaulted ceilings and built-in storage await.



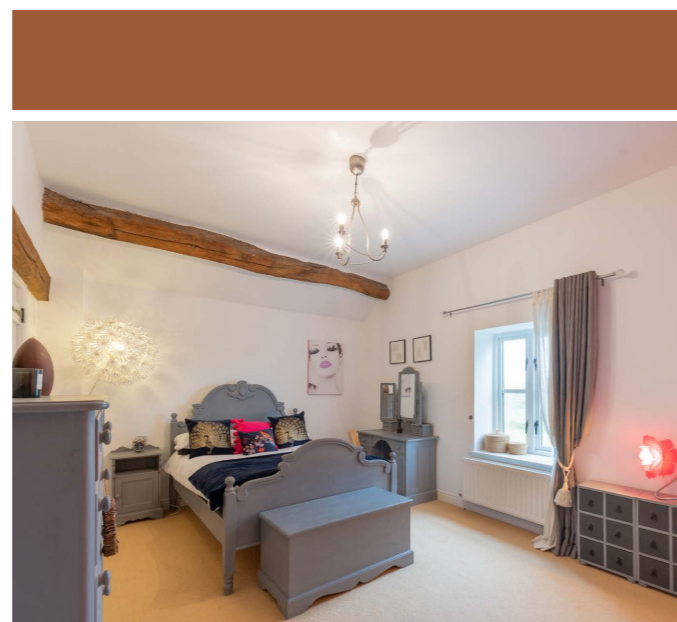
# SOAK & SLEEP

*“We all have our favourite spaces we like to gravitate to for different reasons...even the animals!”*



Turning left along an inner landing, first arrive at the family bathroom, tiled underfoot and furnished with a double sized walk-in shower and separate freestanding tub with waterfall tap. Storage is available in the vanity unit of the wash basin. Slate tiles complement the exposed beams.

Rest a while in the first of the five bedrooms, with a high, beam embellished ceiling and deep window providing leafy views to the garden. A built-in wardrobe provides you with ample storage. Refresh in the ensuite bathroom, furnished with shower, wash basin and WC.

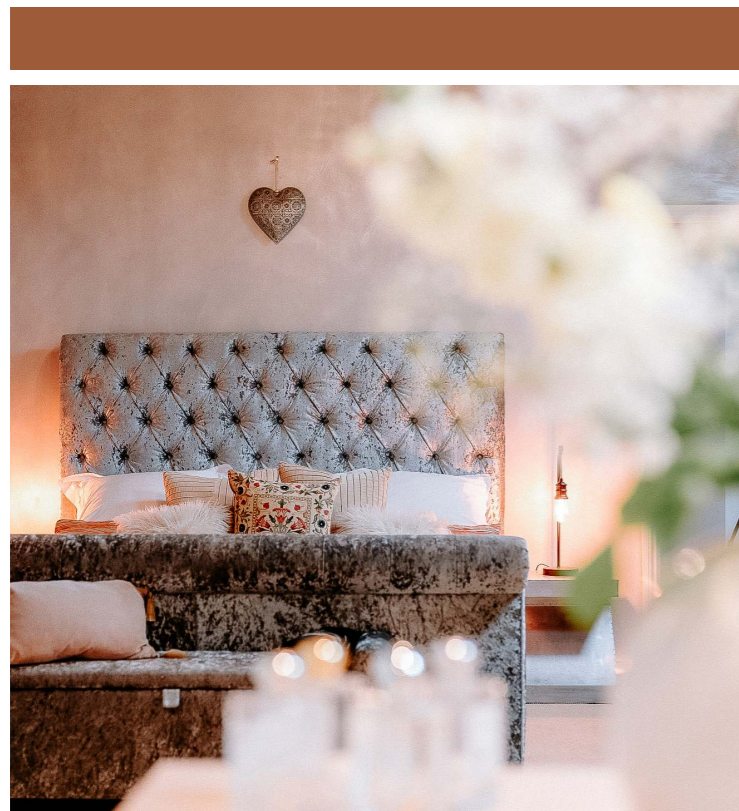


Next door, a second spacious bedroom with high, vaulted ceiling is filled with light from a window to the front and a high Velux above.

Returning along the landing pause to admire the view from the gallery before stepping up to arrive at a third double bedroom, with vaulted ceiling etched in beams, and featuring built-in storage.

Another large double bedroom awaits at the end of the landing, dressed in soothing shades of charcoal grey and also containing built-in storage for all your clothing, shoes and accessories.





Next door, the bountiful master bedroom suite is a restful retreat, its high, vaulted ceiling bedecked in tactile, robust beams.

Seven doors' worth of built-in wardrobes fitted to either side of the dressing area provide a wealth of storage, en route to the ensuite, a spa-like sanctuary, airy and light and furnished with bath, separate shower, wash basin and WC.







# MEDITERRANEAN ESCAPES

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*“It’s a lovely, secluded space”*



The walled courtyard is the ultimate entertaining space, carefully cultivated and nurtured over the decades to provide pockets of sunshine, shelter and shade. Retaining the warmth of the sun throughout the day, relax and unwind on the decking, or gather for a sundowner on one of the separate seating areas.

Gravel borders and established planting including a wisteria and fiery acers, provide fragrance and colour, whilst the water feature adds a soothing sensory element to this Mediterranean-feel garden.

In the centre circle of the courtyard, garden furniture is sociably gathered around the fire bowl, perfect throughout the seasons.

To the front, a stable would be ideal for a pony, with ample scope for further development, whilst a large paddock, fully fenced, flows down from the front. Surrounded by greenery, Park Barn is a home at one with nature.



# ON YOUR DOORSTEP

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Peacefully nestled in the quiet rural hamlet of Henbury, enjoy the best of both worlds, tucked away from the hustle and bustle of city life, but with convenient commuter links close at hand. Within walking distance, head down the road to discover a friendly coaching inn, serving pub fayre. A little further along Chelford Road there is a handy garage for fuelling up.

A paradise for nature lovers, with an abundance of country lanes and walks on your doorstep, you can explore the scenic Bollin Valley, or wander beneath the boughs of Macclesfield Forest. Rambling enthusiasts and cyclists can also access the Peak District in 15-20 minutes.

For golf enthusiasts, both Prestbury Golf Club and Macclesfield Golf Club are nearby, whilst for days out with the family or the dog, Gawsworth Hall, Capesthorpe Hall and Tatton Park are all local to Park Barn.

Park Barn is conveniently situated just ten minutes away from Alderley Edge, Prestbury, Macclesfield, and Wilmslow, with Congleton and Knutsford also nearby. Enjoy the vibrant café scene and cocktail bar culture of Alderley Edge and Prestbury or indulge in a leisurely Sunday lunch in Prestbury. The market town of Macclesfield holds a treacle market every month.

Families are well placed for schooling, with a wide selection of private and public schools on the doorstep including The King's School in Macclesfield, founded in 1502, and relocated to a new 80-acre campus in 2020, catering for pupils aged 3 to 18 years old. Alderley Edge School for Girls is also close by, with an abundance of state primary and secondary schools also easily accessible from Park Barn. Fallibroome Academy provides education from Year 7 up to sixth form level and holds an excellent reputation.

Meanwhile, for commuters, transport links are convenient, just ten minutes from Macclesfield Station with its rail links to London in one hour 40 minutes; and a 30 minute door-to-door car ride from Manchester Airport.

Offering the best of both worlds, Park Barn embraces the essence of idyllic country living, with acres of land, alongside easy access to vibrant cities and towns. A haven for those who cherish privacy and relish an outdoor lifestyle, Park Barn provides a serene retreat from the bustle of urban life. Ideal for aspiring professional couples, seeking to raise their children surrounded by nature's beauty. Park Barn is more than just a home; it's a canvas waiting for you to imprint your unique vision of family life.

# ASK THE OWNERS

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*Where do you go when you need...*



GROCERIES?

Tesco Express or Coop



A WALK?

The Edge in Alderley Edge



A BITE TO EAT?

The Coast in Prestbury



A DAY OUT WITH THE FAMILY?

Jodrell Bank Discovery Centre



A LOCAL PUB?

The Cock in Henbury



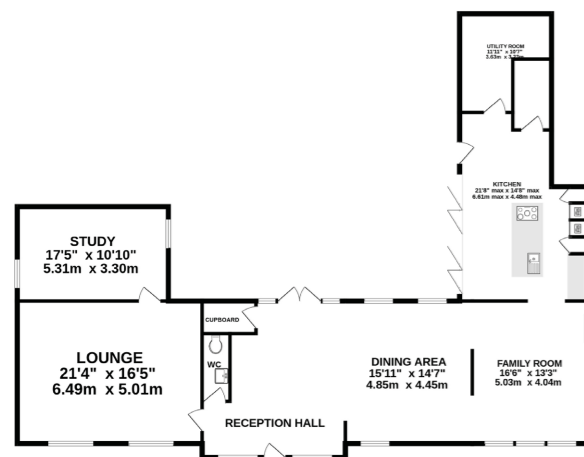
SCHOOL?

The Ryleys Girls and Boys Preparatory School or King's School Macclesfield

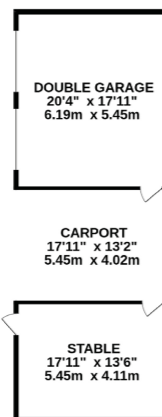
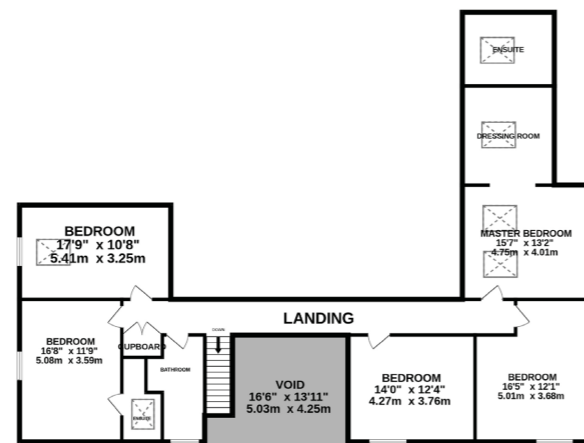


# SPECIFICATIONS

GROUND FLOOR  
2540 sq.ft. (236.0 sq.m.) approx.



1ST FLOOR  
1499 sq.ft. (139.2 sq.m.) approx.

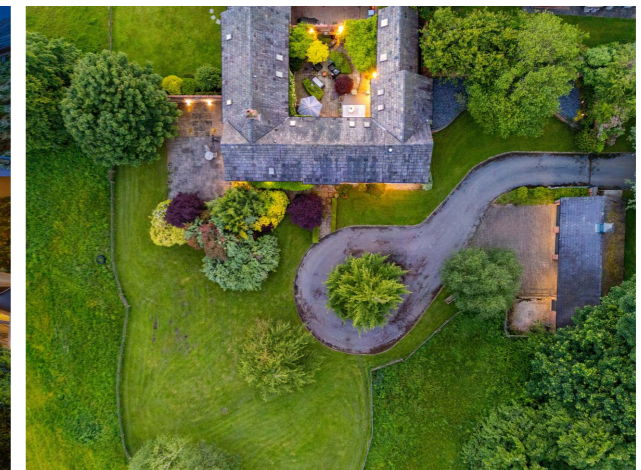


**TOTAL FLOOR AREA: 4846.55 sq.ft. (375.2 sq.m.) approx.**

EXCLUDING GARAGE, CARPORT & STABLE: 4039 sq.ft. (453.3 sq.m.) approx.

Whilst every effort has been taken to ensure the accuracy of this floorplan; the room sizes, placement of doors or windows and any countertops or other items are approximate and therefore we take no responsibility for error or omission. This floorplan is for illustrative purposes and should be used as such for any potential purchaser.

- Peacefully nestled in the quiet rural hamlet of Henbury
- Private and gated 2.26 acre plot
- Over 3800 square feet of internal living space
- Double height reception entrance hall
- Modernised open plan kitchen with bi-folds to a private central courtyard
- 5 bedrooms and 3 bathrooms, including a master suite
- Triple garage block with part conversion to a bar
- Close to nearby amenities and transport/commuter links



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		57 D
39-54	E	52 E	
21-38	F		
1-20	G		

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# PARK BARN

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