



Pexall Road, Congleton, CW12 2NW.  
£949,500



## Pexall Road, Congleton, CW12 2NW.

'The Barn' is an impressive high specification property, situated in a private and secluded position, perfectly located in between the hamlet villages of Gawsworth and North Rode.

The property is completely obscured from the roadside with access via a sweeping driveway, upon entering the grounds there are electric gates and intercom giving access to the property's private driveway.

This impressive barn conversion offers a high-end finish throughout with a no expense spared approach to the refurbishment of this luxurious barn conversion, which comprises of five bedrooms and four bathrooms.

The approach to this property gives an immediate impression of luxuriousness not only by its electric gated entry but from its bespoke oak frontage and feature full length glazed windows.

Ideally situated with convenient access to Manchester Airport, Macclesfield and Congleton train stations, the fantastic transport links and the link road, makes it a perfect location for commuters. There is an excellent range of schools close by at both primary and secondary levels and a fantastic choice of shopping facilities which are found in both towns of Congleton and Macclesfield with Alderley Edge, Wilmslow and Knutsford offering an abundance of eateries, bars and shops.



Internally the property certainly doesn't disappoint with its opulent feel and the attention to detail which is complemented throughout the home with travertine stone tiling, oak staircasing and the galleried landing.

The main accommodation leads off from the spacious hall with a superb size lounge featuring an exposed brick chimney breast, a defined dining area which benefits from large oak French doors leading out onto the patio and formal gardens. This beautiful home wouldn't be complete without its own sound system which is installed throughout by "Intelligent Homes".

Following on from the main hall and as equally impressive is the open plan kitchen, dining and family room the kitchen has been created by Seimatic, built to a high specification with Neff integral appliances.

For your convenience there is a well-proportioned utility room with plumbing for a washing machine and dryer. There are three double bedrooms to the ground floor with one of the bedrooms benefitting from an en-suite shower room and an equally impressive family bathroom fitted with a Vileroy & Boch suite, comprising of a large free-standing bath, double width walk-in shower low level w.c. and hand wash basin. Both rooms are fully tiled with stone effect tiling and are a fantastic addition to the home.

To the first floor there are two spacious double bedrooms located off the galleried landing. The main master bedroom is superb in size and has a defined lounge area with views of the open

countryside, a separate dressing area with bespoke built in wardrobes and an en-suite shower room. The second bedroom is of favourable size with bespoke fitted wardrobes and a separate en-suite bathroom.

Externally the property benefits from perfectly manicured lawns to the side, with the addition of stone flagged patio areas ideal for alfresco dining during those warmer seasons with access from both reception rooms. The gardens are fully enclosed by a mature shrubbery and offers full privacy for the new prospective purchasers.

There is a separate detached garage with electronically controlled door and fully functional gym to the side.

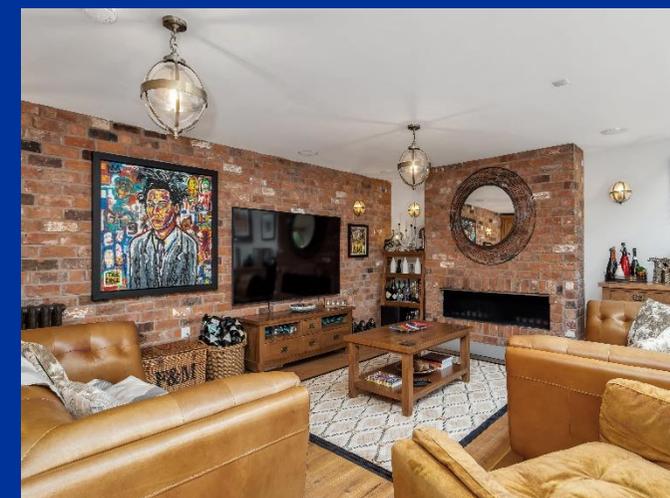
Offered with no upward chain a viewing comes highly recommended to fully appreciate this wonderful home.

#### **Entrance Hall**

Having a solid double oak front entrance door with access into the double height hallway. An oak staircase providing access to the open galleried landing. Travertine stone flooring. Column style radiator.

#### **Formal Lounge/ Dining Area**

Having oak French doors with access on to the stone terrace. Double glazed windows with oak frames. Sky lights to ceiling. Featuring an exposed chimney breast fireplace incorporating a remotely operated fire. There is a sound system throughout the property installed. Oak flooring continues through to the defined dining area. Column style radiators.



**Kitchen/ Family Room** 28' 1" x 14' 6" (8.56m x 4.42m)  
Having a bespoke fully fitted Siematic kitchen with quartz worktops and upstands, incorporating a stainless steel sink. Neff and Miele integrated appliances including induction hob with extractor hood over, oven and combination oven/microwave, dishwasher, fridge and freezer. The defined family room area is sat inside an oak frame extension which has been constructed by the current vendors and has created further additional space. Having double glazed windows to the front aspect with oak frames and double French oak doors opening onto the stone terrace. Column style Radiator. Travertine stone flooring.

#### **Inner Hallway**

A brushed stainless steel cascade indoor water feature is positioned at the end of the hallway. Recessed downlights. Travertine stone flooring continues throughout the vestibule. Column style radiator.

#### **Utility room**

A range of base units with work surfaces over, space and plumbing for washing machine and dryer. Travertine stone flooring.

#### **Bedroom Three** 20' 8" x 13' 3" (6.31m x 4.05m)

Having a double glazed oak window to the front aspect. Radiator.

#### **Ensuite**

Having a Villeroy & Boch shower suite featuring a double width shower cubicle, low level wc with push flush, wall mounted hand wash basin with mixer taps over. Chrome heated towel rail. Stone tiled walls and floor.

#### **Bedroom Four** 15' 7" x 12' 6" (4.74m x 3.80m)

Having a double glazed oak window to the rear aspect. Recessed downlights Radiator.



#### **Bedroom Five** 14' 7" x 9' 0" (4.45m x 2.74m)

Having a double glazed oak window to the rear aspect. Radiator.

#### **Family Bathroom**

Having a Villeroy & Boch bathroom suite featuring a separate shower enclosure, free standing bath tub, wall mounted hand wash basin and low level wc with push flush. Chrome heated towel rail. Recessed downlights. Stone tiled floors and walls.

#### **First Floor Landing**

Access to the bedrooms through the impressive galleried landing.

#### **Bedroom One** 28' 10" x 14' 6" (8.80m x 4.42m)

Having double glazed windows to the front aspect offering extensive views to the open countryside. A defined lounge area. Radiator. Walk through dressing area with bespoke fitted wardrobes. Recessed downlights. Radiator.

#### **Ensuite**

Having a Villeroy & Boch comprising of a double width large walk in shower, hidden cistern with push flush, double counter top sinks sat on a wall mounted vanity unit, chrome mixer taps over. Chrome heated towel rail. Recessed downlights. Porcelenosa tiled floors and walls.

#### **Bedroom Two** 22' 2" x 18' 2" (6.75m x 5.54m)

Having a double glazed skylight window to the front aspect with a feature vaulted window. Recessed downlights. A defined lounge area. Dressing area with bespoke fitted wardrobes. Recessed downlights. Radiator.

#### **Ensuite**

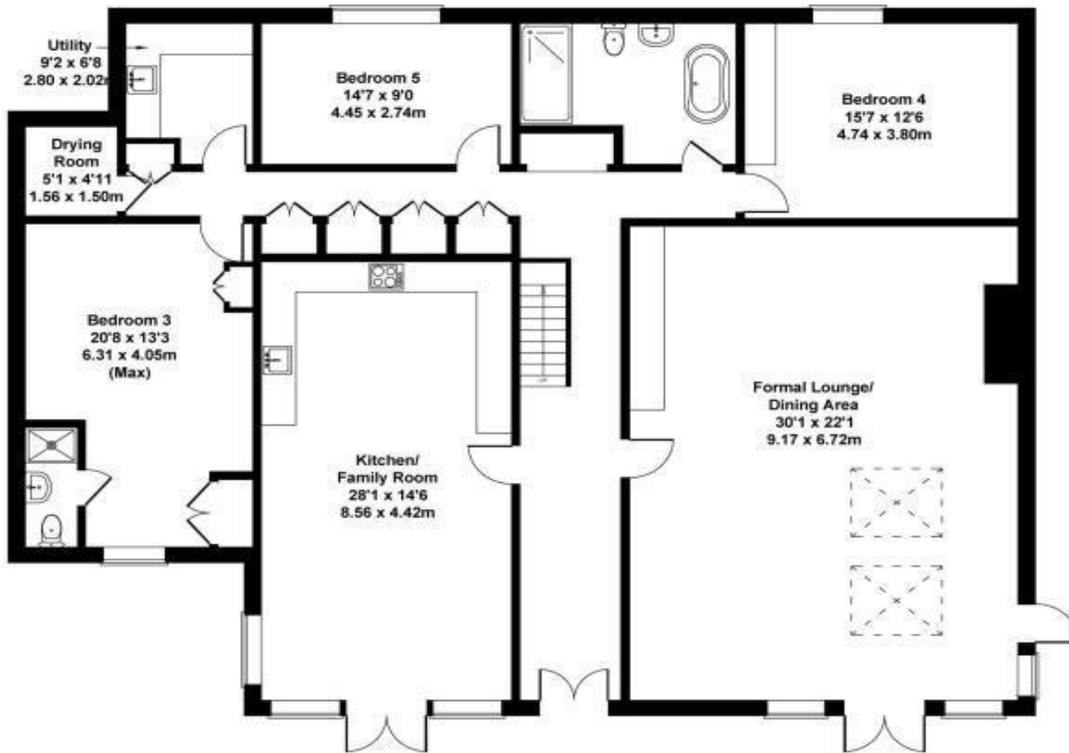
Having a Villeroy & Boch suite comprising of a separate bath, hidden cistern with push flush, counter top sink with chrome mixer taps over. Chrome heated towel rail. Recessed downlights. Stone tiled floors and walls.

#### **Externally**

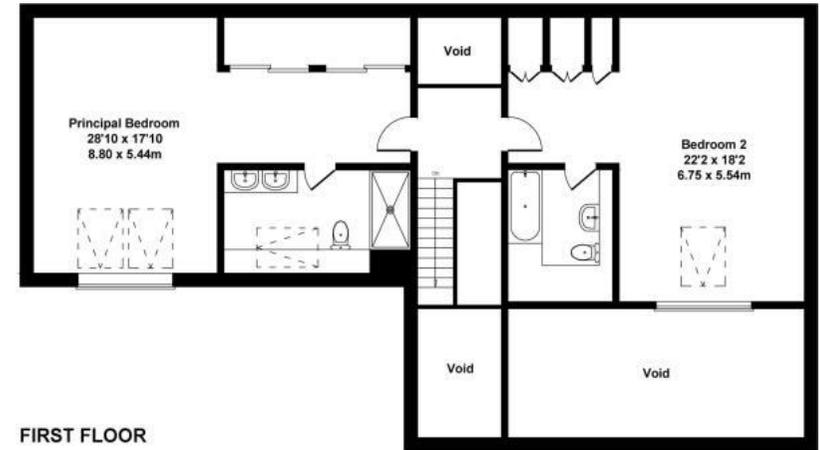
Upon entering the property there is a pillared entrance which leads to a shared tarmac driveway with additional lawns to the side as you approach the home. There are electrically operated gates which leads to your own private drive which permits parking for multiple vehicles. The property benefits from a detached garage with an attached fully functional gym to the side and allows access to the mature lawns. A stone pathway with box hedging frames the entrance on either side leading to the oak front door. There are two patio areas perfect for alfresco dining during those warmer seasons with access via French doors from the family room and the formal lounge. The additional gardens are well maintained and offer full privacy with an array of mature hedging to the boundaries. A impressive large thatched Breeze house is positioned south facing in the lawned gardens.



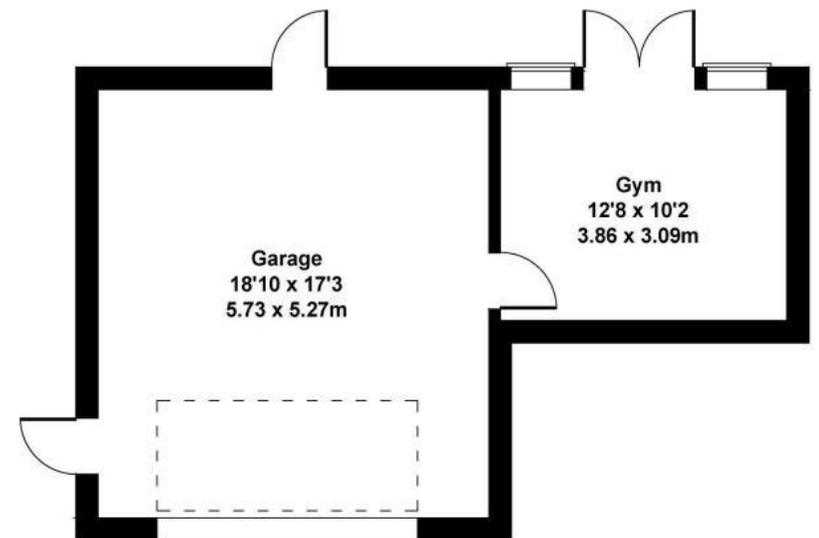




GROUND FLOOR



FIRST FLOOR



GARAGE



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