



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# Pott Hall Barn, Shrigley Road, Pott Shrigley, Cheshire, SK10 5RT

A stunning 4 bedroom barn conversion and detached stone constructed garden office/annexe, with orchard and land (approx. 1.3 acres TBC) with the most amazing views over open countryside and the local cricket ground, in the heart of Pott Shrigley.

## Guide Price £1,195,000

There is a wide range of shopping, travel, educational and recreational facilities available in nearby Bollington and Macclesfield. Access points to the national motorway network, Inter-City rail travel to London and Manchester International Airport are all within 30 minutes drive of the property.

Directions: From our Prestbury office proceed past St. Peters Church bearing right over the railway bridge into Prestbury Lane. Bear left after a short distance into the continuation of Prestbury Lane to the 'T' junction with London Road. Bear left in the direction of Poynton turning right at the traffic lights adjacent to the Legh Arms public house into Brookledge Lane. Continue up Brookledge Lane, bearing right at the top of the hill into Shrigley Road. On passing Pott Shrigley Church and primary school, turn right into the lane signposted for Pott Shrigley Cricket Ground where the property can be located on the right hand side.

### ACCOMMODATION

#### GROUND FLOOR

##### ENTRANCE HALL 15'03 x 3'03 (approx)

With recessed bench seating with storage below and coat hooks above, exposed stone wall, flagged and tiled floor, glazed door to rear entrance.

##### LIVING/DINING ROOM 27'02 x 17'01 (overall)

Substantial room with apex ceiling, wooden A-frames and exposed beams, large wrought iron chandelier, central circular wood burner, bi-fold doors to front terrace, two skylights, built in storage cupboard/wine store, with wrought iron shelving, tiled floor with underfloor heating.

##### KITCHEN DINER 23'08 x 15'0

A comprehensive range of David Lisle Shaker style fitted units, including base cupboards and drawers, wall cupboards and quartz worktops, 6-ring range style gas and electric cooker with extractor above, twin bowl Belfast sink, full height integrated fridge and freezer, dishwasher, housekeepers unit, island unit with breakfast bar, quartz worktops, vegetable prep sink, integrated oven/grill, steam oven, butchers block unit. In the dining area are two further full height corner units, double doors to side patio, two contemporary radiators, flagstone floor, exposed beams.

##### BEDROOM FOUR 12'11 x 12'01

With exposed beams, radiator, flagstone floor, built in storage cupboard, fitted wardrobe, cupboard housing meters.

##### JACK & JILL EN-SUITE/WC 9'05 x 4'01

With low level WC, walk in shower, heated towel rail, vanity wash hand basin with drawers below, tiled floor.

##### UTILITY 6'03 x 7'03

With Shaker style fitted units and quartz worktops, ceramic sink, full height storage units, gas boiler.

##### INNER VESTIBULE

With radiator, stairs to first floor.

##### FIRST FLOOR

##### LANDING

With oak and glass balustrade, radiator, Velux window.

##### INNER VESTIBULE

With under eaves storage, leading to bedroom one and en-suite.

##### BEDROOM ONE 14'10 x 12'04

With exposed beams, radiator, oak floor.

##### EN-SUITE 11'01 x 5'07

With low level WC, free standing bath with column mixer tap,, heated towel rail, vanity wash hand basin with drawers below, large built in store cupboard, feature illuminated alcove, low level lighting, illuminated mirror, shaver point with electric toothbrush holder, part tiled walls, tiled floor, underfloor heating.

##### BEDROOM TWO 12'05 x 7'10

With two Velux windows, radiator, exposed beams.

##### BATHROOM 6'10 x 4'11 (approx)

With low level WC, vanity wash hand basin with drawers below, wet area with wall recesses, heated towel rail, back lit mirror, tiled floor, part tiled walls, underfloor heating.

##### BEDROOM THREE 13'02 x 8'04

With radiator, exposed beams.

**OUTSIDE**

**GARDEN ANNEXE 35'10 x 16'08**

A large stone built building with a stone roof, entered via a glazed door, currently set up and partitioned as a working office, with kitchenette with base and wall cupboards, quartz worktops, stainless steel sink, combination AEG microwave/oven, a separate WC with low level WC, vanity wash hand basin, heated towel rail/radiator and part tiled walls. There is a large wall of floor to ceiling windows and a glazed door leading to the orchard and additional parking.

**GARDENS**

As previously mentioned, with a paddock of approx 1.3 acres included.

**Tenure**

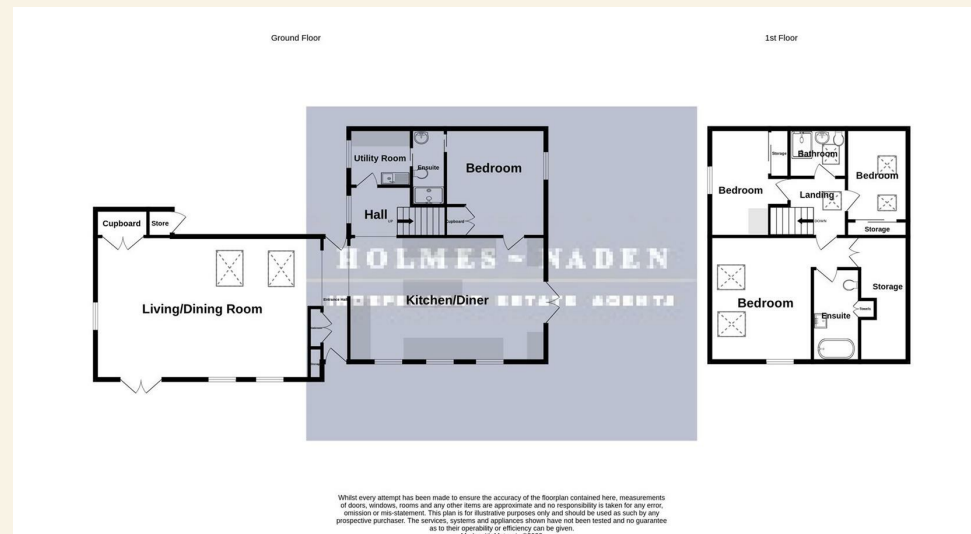
Freehold. Interested purchasers should seek clarification of this with their solicitor.

**Viewings**

Strictly by appointment through the Agent.

**Possession**

Vacant possession upon completion.



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 misstatement. 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. Made with Metropix ©2023

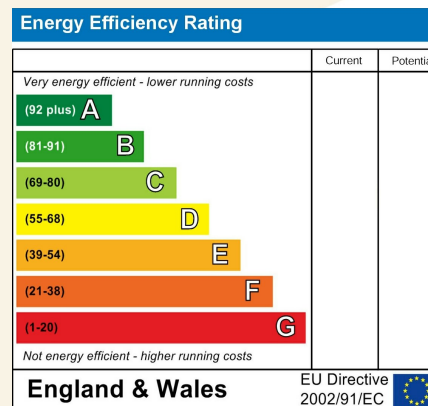
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