



**Ackers Barn Courtyard, Carrington, Manchester,
M31**

Guide Price: £425,000

Freehold

Ackers Barn Courtyard, Carrington, Manchester, M31

An exceptional and characterful three double bedroom barn conversion, set within expansive gated grounds in a tranquil and scenic setting.

This beautifully crafted home has been thoughtfully designed to offer a perfect blend of charm and sophistication. Rich in character, it combines original features with high-quality finishes and carefully considered interior design to create a truly luxurious family home.

The accommodation comprises a welcoming entrance hall with a cloakroom/WC and a feature staircase leading to the upper floors. The ground floor boasts an impressive open-plan layout encompassing the living, dining, and kitchen areas. Floor-to-ceiling windows and glazed French doors frame picturesque rear views, bathing the space in natural light. The kitchen features sleek white high-gloss units at base and eye level, complete with integrated appliances.

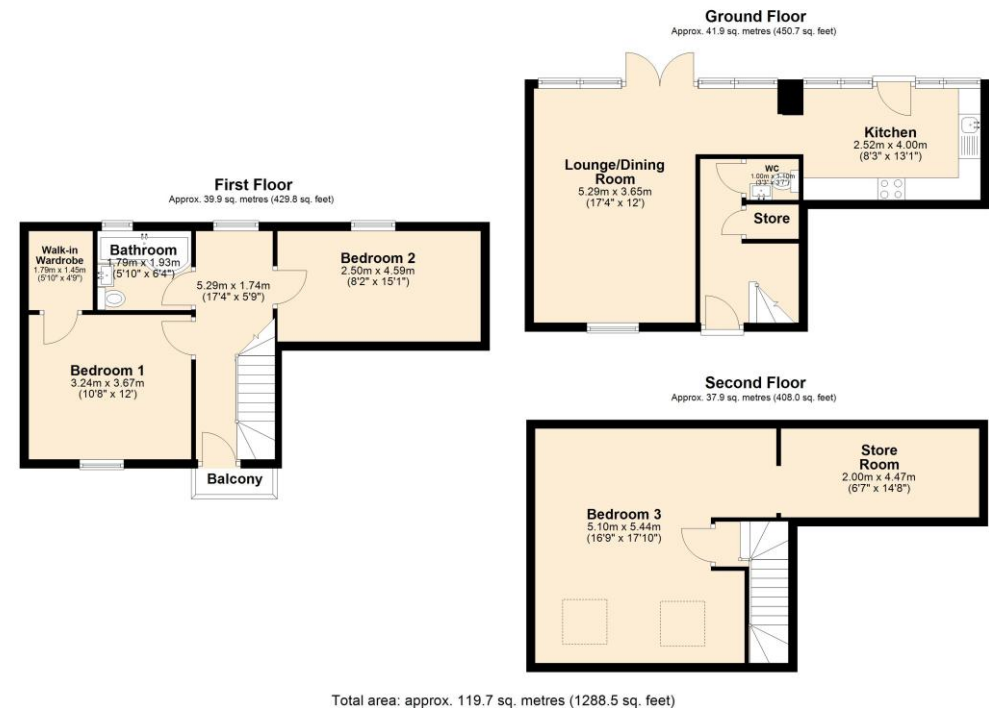
On the first floor, there are two generously sized double bedrooms. The main bedroom includes a spacious walk-in wardrobe, previously used as an en-suite, which can easily be reinstated. The second bedroom offers views over the fields beyond. A stunning, three piece family bathroom completes this level.

The second floor hosts a striking bedroom with exposed original beams and skylights that provide plenty of daylight. There is also a large under-eaves storage area.

There is also the added benefit of air conditioning in the living room, kitchen and both bedrooms on the first floor.

Externally, the property is approached via electric double iron gates with intercom access, leading into a gravelled courtyard offering two covered parking bays and a shared outbuilding for additional storage. To the rear, a private lawned garden enclosed by a high brick wall enjoys uninterrupted views over open farmland.

Ideally situated off Carrington Lane, the property benefits from excellent transport links via nearby motorways and is just a short drive from both Sale Town Centre and Urmston. It also falls within the catchment area for sought-after Primary and Secondary Schools.



- Freehold
- EPC Grade C
- Council Tax Band C





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Disclaimer

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