



**GASCOIGNE
HALMAN**

SUNNYSIDE, BYLEY LANE, CRANAGE

THE AREAS LEADING ESTATE AGENT



SUNNYSIDE, BYLEY LANE, CRANAGE

Asking Price £1,650,000

An exceptional contemporary residence, recently constructed to the highest possible standard. set in approximately 6.7 acres of idyllic Cheshire countryside with outstanding equestrian/smallholding facilities including a menage and a large agricultural-style building with stables.

Cranage is a small Parish located between the villages of Holmes Chapel and Knutsford which provide for most day to day shopping requirements. The latter of which has many historical associations including the famous Tatton Park Country Estate. Close by there are some beautiful country walks and whilst on the fringe of Cheshire's open countryside, the property is by no means isolated and within easy reach of the North West motorway network and Manchester International Airport. There are rail stations at both Holmes Chapel and Knutsford which provide a regular commuter service to most commercial centres. For the sports person there are leisure centres in Knutsford and Holmes Chapel and at the private leisure complex at Cranage Hall. There are also a number of notable golf courses within easy reach. The area is well known for its excellent educational facilities and there are several good schools close by to suit children of most ages.



An exceptional contemporary residence

Constructed to the highest possible standards

Set in approx. 6.7 acres of idyllic Cheshire countryside

Outstanding equestrian/smallholding facilities

Menage and a large agricultural building with stables

Striking new build property extending to 3200 sq ft (approx)

Meticulous attention to detail throughout

Stunning master bedroom suite overlooking gardens

Designed with space and practicality in mind



SUNNYSIDE | BYLEY LANE, CRANAGE

Tucked away along a peaceful country lane in a desirable rural location, Sunnyside is a striking new build property extending to 3200 sq ft (approx) that blends technology with considered design and craftsmanship. Constructed by the current owners with meticulous attention to detail and set in just under seven acres of private grounds, including a generous formal garden, a number of paddocks, menage and outbuilding with stables, this is a rare opportunity to acquire a turnkey smallholding or equestrian home in one of Cheshire's most sought-after rural locations.

From the moment you approach through the electric sliding gates the quality and attention to detail is immediately apparent. The driveway sweeps past the property, whose modern architecture, with its appealing Cheshire style brick elevations, surmounted by a slate roof sits confidently in its landscape.

Inside, the property unfolds into a spacious and light-filled interior, with a layout designed for modern family life and entertaining. Upon entry, you are welcomed into a generous reception hall that serves as the central hub of the ground floor. Its standout feature is the bespoke glazed staircase, an elegant architectural centrepiece leading to the first floor.

At the heart of the home is a beautifully appointed open-plan living kitchen dining area. Within the kitchen dining area, full-height glazed bifold doors (with integrated blinds) span the side elevation and open onto a patio and gardens beyond. The kitchen is a masterclass in luxury: two Siemens ovens with steam and microwave functions, a Siemens 90cm flex induction hob, full-height built-in larder fridge and freezer, a Siemens dishwasher and an INTU boiling tap with filtered cold water, all seamlessly integrated into elegant matt black linear cabinetry with stone worktops. The kitchen dining area in turn opens into a dual aspect living room with bifold doors (with integrated blinds) opening onto the rear patio and gardens beyond.

Across the hallway from the kitchen dining area is the dual-aspect lounge, a light-filled, airy room with media wall complete and LED fire as its focal point, perfect for more formal gatherings.

Designed with practicality in mind, the ground floor also boasts a spacious utility room, a boot room and a beautifully appointed WC, accessible from both the entrance hall and the utility area. Additional features include, a plant room, and cloak room providing ample storage space throughout.

The first floor continues to impress, flooded with natural light. The master bedroom suite is a luxurious retreat, complete with bi-folding doors opening onto a Juliet balcony. This space offers views across the property's own grounds and grazing land, ideal for those who wish to oversee their livestock. The room is large enough to accommodate a sitting area or private lounge space, enhancing its sense of comfort and indulgence.

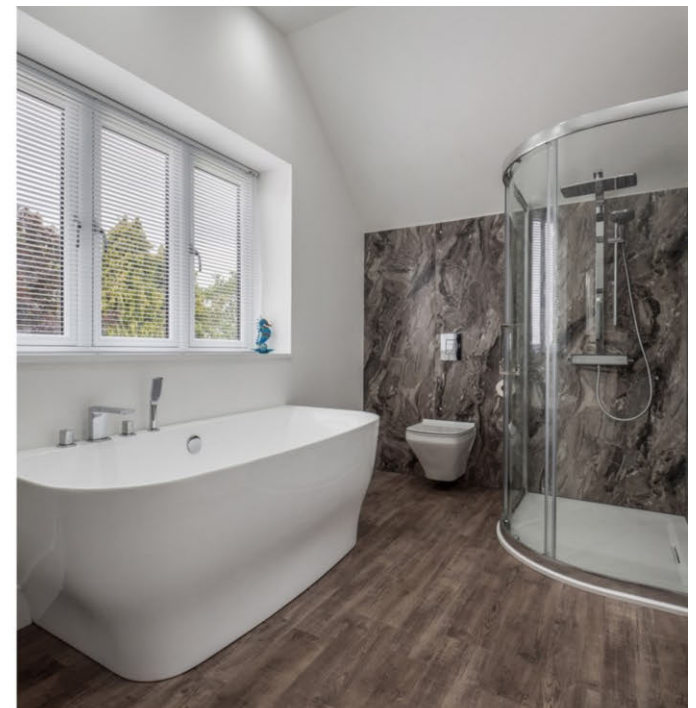
The master suite also includes a generous walk-in wardrobe, fully fitted to a high standard, and a beautifully finished en-suite bathroom featuring Duravit sanitary ware and premium fixtures.

The three additional bedrooms are all spacious doubles, each benefitting from its own en-suite facilities, offering privacy for family and guests alike.

Comfort and efficiency are paramount. The ground floor benefits from individually zoned underfloor heating in each room, while the first floor features radiator heating, again controlled per room via a central manifold. The entire heating and hot water system is powered by a high-temperature Hitachi air source heat pump, all of which can be managed from a smartphone through the Heatmiser app. Air conditioning units are fitted in the dining kitchen, the master bedroom and bedroom 2. The house is fitted with a dual-tariff smart electricity meter, and internet is delivered via a high-speed 5G router, distributed through wireless access points, ensuring seamless connectivity throughout.

Practicality is matched by security and efficiency. A comprehensive CCTV system with DVR is connected to a mobile app for remote monitoring. The electric car charging point







caters to modern motoring needs, while the home is supported by mains water and a Biopure waste treatment plant. The property is sold with a six-year PCC warranty via ABC+, giving peace of mind for the years ahead.

Beyond the house, the grounds extend to approximately 6.7 acres in total. The land has been well thought out and includes secure fencing, four paddocks, each with a dedicated water supply and a separate gated road access, ensuring convenient and straightforward access for vehicles, livestock, or agricultural equipment.

A professionally constructed menage measuring around 40m x 20m, offering excellent facilities for equestrian use or smallholding ambitions.

A recently constructed stable building, thoughtfully designed in an L-shape with maximum measurements of 12.5m x 22m. Currently housing three stables, this structure offers exceptional flexibility and could easily accommodate additional stables if desired. Its design makes it highly practical for both rearing and sheltering livestock.

Sunnyside also benefits from approved planning consent for the construction of an additional livestock barn measuring 18m x 12m, allowing for further development to support agricultural or equestrian use. Full details of this approval can be viewed on the planning portal under application number 23/21495.

In addition, the property includes a highly practical and spacious carport/workshop facility.

The property is surrounded by formal gardens, predominantly laid to lawn and featuring attractive patio areas, ideal for outdoor dining and entertaining. These spaces are beautifully enclosed by timber pagodas and are directly accessible from the living kitchen dining area, enhancing the indoor-outdoor living experience. The gardens also include enclosed raised beds, a selection of recently planted fruit and native trees, plus a mix of mature and newly planted hedging. A spacious driveway, secured by electric sliding gate, provides ample parking and convenient access to the outbuildings.

Sunnyside enjoys a highly accessible location, positioned within easy reach of Holmes Chapel and Knutsford, and yet surrounded by open countryside. It offers the best of both worlds: a serene rural retreat with excellent connectivity and an immaculate, contemporary home at its heart.

For those seeking a lifestyle that balances luxury, sustainability and space, this is a property that delivers on every level.

DIRECTIONS

CW10 9LP - Byley Lane, Cranage

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East Council

TAX BAND

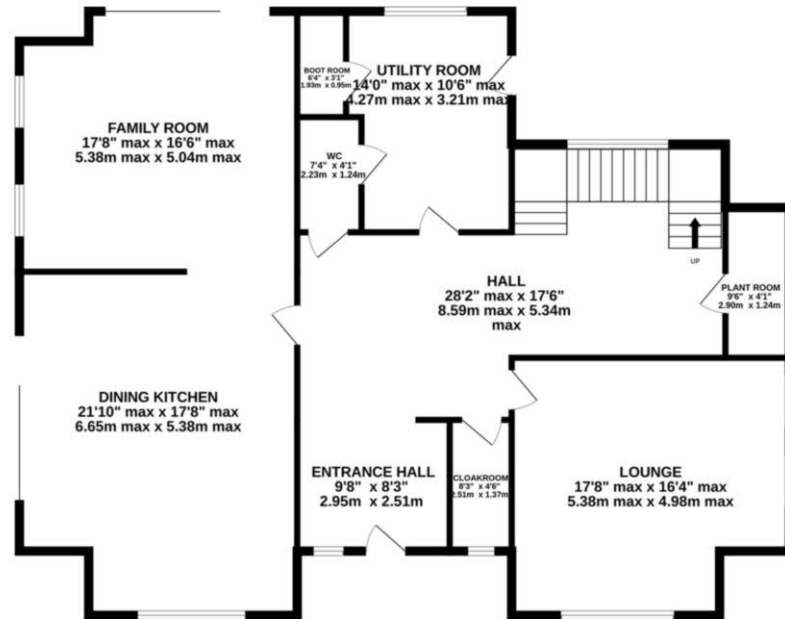
Band D

VIEWINGS

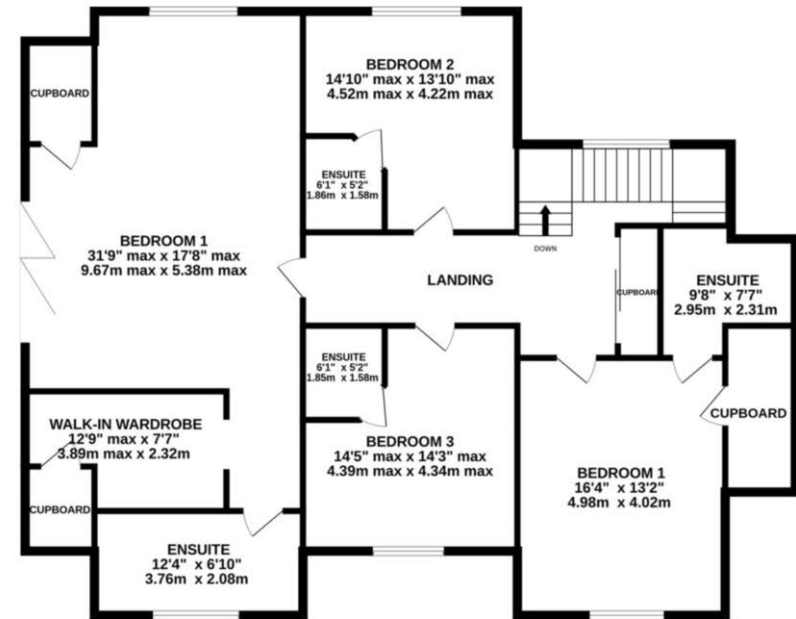
Viewing strictly by appointment through the agents



GROUND FLOOR
1611 sq.ft. (149.7 sq.m.) approx.



1ST FLOOR
1586 sq.ft. (147.4 sq.m.) approx.



TOTAL FLOOR AREA : 3198 sq.ft. (297.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

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

79 C

80 B



HOLMES CHAPEL OFFICE

01477 417000

holmeschapel@gascoignealman.co.uk
14 The Square, Holmes Chapel, CW4 7AB

**GASCOIGNE
HALMAN**