



**GASCOIGNE
HALMAN**

DAVENPORT BARN, DAVENPORT

THE AREAS LEADING ESTATE AGENT



DAVENPORT BARN, DAVENPORT

£1,175,000

Situated in an idyllic semi-rural location amongst beautiful private formal gardens and paddock of circa 1.5 acre, a lovely barn conversion providing excellent family accommodation of approx 3000 sq ft.

Located in wonderful semi-rural yet convenient surroundings off a private driveway leading to Davenport Hall and the Dane Valley. This stunning barn is set in an exclusive courtyard of just two properties with its own gravelled driveway and double garage. The barn retains great character with many exposed features including vaulted beamed ceilings providing excellent spacious accommodation.

Cleverly, all of the rooms have been orienteered to the rear of the barn which enjoys views over the beautifully maintained private formal lawned gardens which lead onto a fenced paddock, stable and menage with open countryside behind, all in approx 1.5 acres. A separate timber five bar gate provides direct access to the bottom of the garden for ease.



Sought after location down a private road

A most stunning barn conversion with approx 3000 sq ft

Three reception rooms offering a variety of uses

Reception rooms overlooking the stunning gardens

Four double bedrooms off the galleried landing

Master Bedroom suite with dressing area

En-suite bathroom to the master bedroom

Beautiful features including exposed brick fireplace

Exposed ceiling beams as expected in a barn conversion

Magnificent formal gardens, stable, paddock and menage

An idyllic smallholding/equestrian property

All in approx 1.5 acres or there abouts



DAVENPORT BARN, DAVENPORT

The internal accommodation is as impressive as the exterior, the bright and airy rooms are all accessed off the central hallway offering a variety of uses and are currently used as a formal living room with Inglenook exposed brick fireplace, sitting room and home office, while the living dining kitchen leads onto the conservatory overlooking the gardens.

To the first floor, the bedrooms are all accessed off the magnificent galleried landing with its vaulted ceiling and exposed ceiling beams, leading to all four double bedrooms. Bedroom two has a three piece en-suite shower room while the main bedroom is simply breathtaking. With its exposed beams, dressing area with built in wardrobes and a large en-suite shower room.

Take a walk from the conservatory across the formal gardens to reveal a timber five bar gate which provides the hardstanding for the stables, further access leads to the paddock and menage.

This is a rare opportunity to acquire a turnkey smallholding or equestrian home in one of Cheshire's most sought-after rural locations.

DIRECTIONS

CW12 4ST - Davenport Lane, Davenport

Set back down a private road off the A54







LOCATION

Whilst commanding a rural environment, the property is by no means isolated and is located just off the A54 Holmes Chapel Road which leads into Holmes Chapel village where day to day shopping requirements are met. The larger towns of Knutsford, Congleton and Wilmslow are also within reach and provide for many comprehensive shopping needs. Excellent educational facilities cater for children in most age groups in both the state and private sectors and for the sports person, there are a numerous golf clubs and equestrian facilities nearby, including leisure centres in the fore mentioned towns. Particular note should be made of the delightful country walks made available at the property's doorstep which lead to open countryside, Swettenham village, The Swettenham Arms and the nearby Brereton Heath Country Park. For the commuter the M6 motorway network is within easy reach at junction 18 and the rail station at Holmes Chapel provides a regular commuter services to Manchester and Crewe with connections to London Euston. Manchester International Airport is also close by.

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East, council tax band G

ENERGY PERFORMANCE RATING

SERVICES (NOT TESTED)

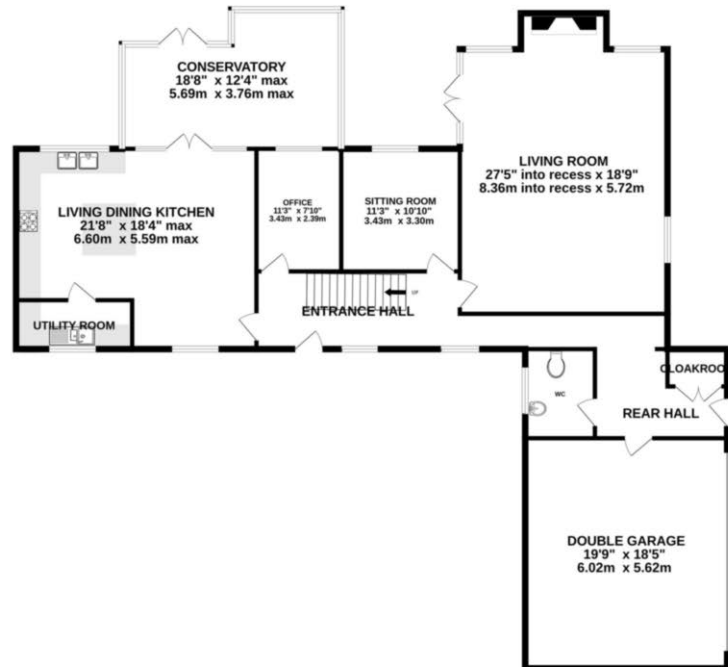
Services have not been tested and you are advised to make your own enquiries and/or inspections.

VIEWING

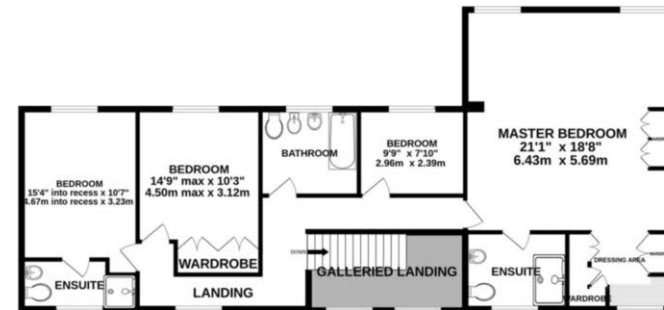
Viewing strictly by appointment through the Agents.



GROUND FLOOR
2035 sq.ft. (189.1 sq.m.) approx.



1ST FLOOR
1157 sq.ft. (107.5 sq.m.) approx.



TOTAL FLOOR AREA : 3193 sq.ft. (296.6 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.



HOLMES CHAPEL OFFICE

01477 417000

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

**GASCOIGNE
HALMAN**