

Bagbrook Barn
Nether Alderley

Offers over £2,000,000

Andrew J Nowell
& Company





Bagbrook Barn, Chelford Road, Nether Alderley, SK10 4SZ

A Characterful 17th Century Grade II Listed Barn Conversion with full leisure suite, detached one bedroom annexe and gym.

- 6 Bedroom Suites
- 0.67 Acres
- Approx 8,379 sqft
- Tom Howley Kitchen

Bagbrook Barn is an impressive Grade II Listed Barn conversion which has been carefully and sympathetically renovated and remodelled to create spacious and versatile accommodation with an abundance of charm and character (such as the exposed beams and trusses) paired with the highest quality of fittings throughout.

On the ground floor is a galleried entrance hall, stunning kitchen with a Tom Howley shaker kitchen, quartz worksurfaces and integrated NEFF appliances and Quooker tap. There are four large reception rooms including the snug, study, family room and the spacious sitting room with bar area. There is a games room with oak framed wine room, full leisure suite with swimming pool, steam room, shower and changing facilities. In addition, on the ground floor is the boot room, utility room and cloakroom WC.

To the first floor is the principal bedroom suite with vaulted ceilings, large walk-in dressing room and en-suite bathroom with free standing bath and separate shower. Accessed from the galleried landing there are five further double bedrooms with dressing rooms and en-suite bathrooms, the sixth bedroom has a mezzanine level and overlooks the leisure suite. There is a large laundry room and ample eaves storage.

There are various outbuildings including the one-bedroom annexe and gym.







Approached via a set of electric gates, there is a large driveway which leads to the triple carport and attached garage and offers ample parking. The Gardens and grounds which extend to approximately 0.67 acres consist of a southerly facing garden with large stone flagged patio and outdoor kitchen area (with pizza oven) along with a heated summer house. To the front is a well-stocked pond and a walled astro turf football pitch. There are stunning mature trees and shrubs throughout the landscaped gardens.

Bagbrook Barn is conveniently located in an idyllic semi-rural position neighbouring open countryside whilst retaining easy access to the Centres of Alderley Edge, Wilmslow and Knutsford.



Important Information

What 3 Words – [///table.prefect.pools](https://table.prefect.pools)

Council Tax – H

EPC Rating – Exempt as Grade II Listed

Tenure – Freehold

Heating: Gas Fired Central Heating

Services: LPG Gas, Mains Electric & Water,
Drainage via septic tank.

Parking: Driveway, Garage and Carport

Flood Risk*: Very low risk of flooding.

Broadband**: Ultrafast Broadband available at the property.

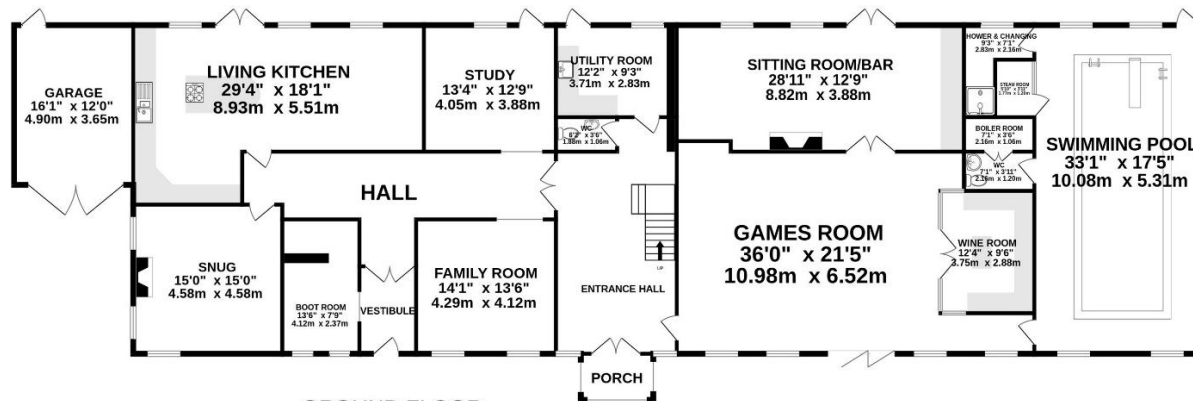
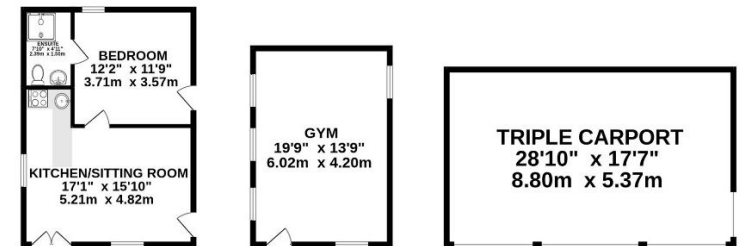
Mobile Coverage**: Mobile coverage with main providers (EE, O2, Three & Vodafone) limited coverage indoors.

* Information provided by GOV.UK

**Information provided by Ofcom checker

The information isn't guaranteed. Andrew J Nowell take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.





TOTAL FLOOR AREA : 8379sq.ft. (778.4 sq.m.) approx.



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