



2 HOME FARM BARNS SCHOOL LANE, SK11 9PH

Andrew J Nowell
& Company



2 HOME FARM BARNS SCHOOL LANE, SK11 9PH £1,850 Per Calendar Month

- Charming Barn Conversion
- Stunning Open Views
- Within Easy Reach of Alderley Edge and Macclesfield
- Exclusive Development
- Immaculately Presented

Home Farm Barns occupies a highly desirable and sought after quiet rural location in this charming setting enjoying wonderful open views across the surrounding countryside and the adjoining paddock/nature area.

Number 2 is a character- filled barn conversion retaining original beams with three double ensuite bedrooms and an open plan living/kitchen/diner with stunning views over the adjacent fields

The solid oak front door opens into the entrance hall with two- storey height windows flooding this home with light. Off the hall way is a cosy snug, W.C and a fully equipped living/kitchen/diner.

To the first floor there's a master bedroom suite with dressing area and eb-suite bathroom, as well as two further double en-suite bedrooms.

Externally the development is approached via a sweeping gravel driveway with electrically operated five bar gate. There is ample visitors and residents parking. To the front is a delightful communal courtyard laid out to gravel with stone flagging and central fountain with box hedging. The formal secluded gardens are to the rear with flagged patio and lawn, bordered by hedging leading to open fields views.





Important Information

What 3 Words – /// pokes.expert.incoming

Council Tax – F

EPC Rating – D

Heating: Electric Central Heating

Parking: Driveway

Flood Risk*: 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 with EE & Three

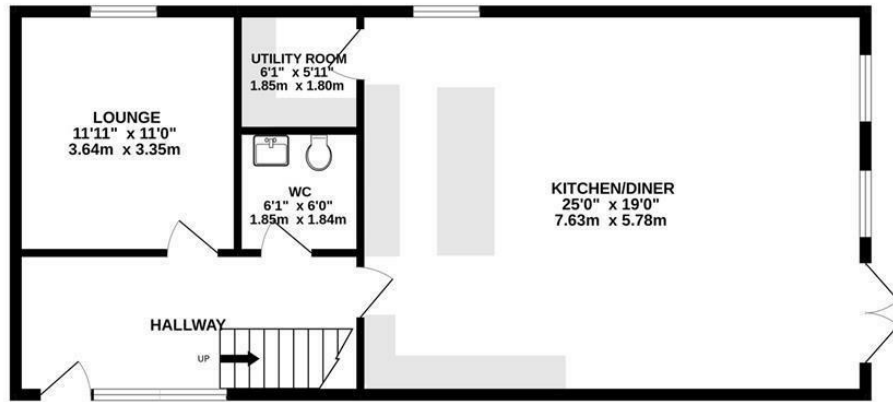
* Information provided by GOV.UK

**Information provided by Ofcom checker.

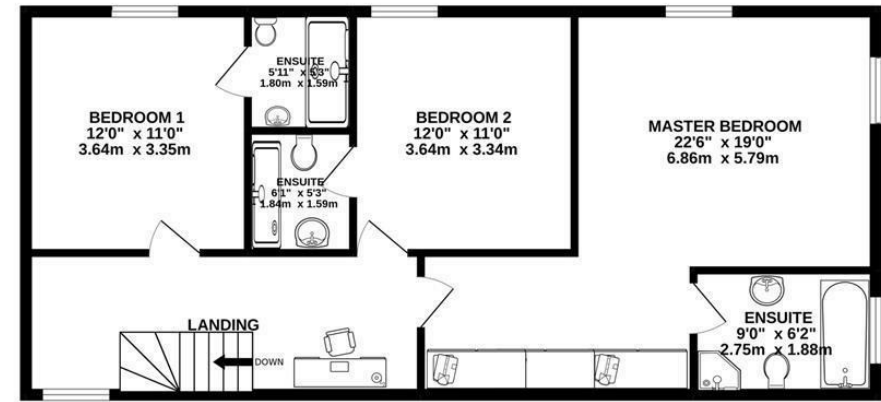
The information isn't guaranteed. Andrew J Nowell take no responsibility for inaccuracies and advise potential tenants to do their own checks before committing to property.



GROUND FLOOR
799 sq.ft. (74.2 sq.m.) approx.



1ST FLOOR
799 sq.ft. (74.2 sq.m.) approx.



TOTAL FLOOR AREA : 1597 sq.ft. (148.4 sq.m.) approx.

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 mis-statement. 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.
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