

ANY
PART EXCHANGE
WELCOME



Park Brook, Glastonbury Drive

Poynton, SK12

SHRIGLEY ROSE & CO

Bespoke Estate Agents



Park Brook, Glastonbury Drive, Poynton, SK12

Park Brook is a stunning 1850s farmhouse that blends modern living with rustic charm, situated in an exclusive development just outside of Poynton Village. Surrounded by picturesque greenbelt countryside, this four-bedroom, three-bathroom home offers spacious living with a focus on quality and character.

As you enter through the hardwood stable door, you're welcomed into a large dining room with beautiful Oak flooring. The Oak staircase leading to the first floor adds to the warm, inviting atmosphere. The dining room also provides access to a well-appointed office and an under-stairs WC, both continuing the theme of Oak flooring. The expansive dual-aspect L-shaped living room is a standout feature of the home. A brick surround fireplace with a log burner becomes the focal point, creating a cosy ambiance. French doors open onto the rear garden, allowing natural light to flood the room and offering a seamless connection between indoor and outdoor living. The bespoke dining kitchen is a chef's dream, fitted with shaker-style wall and base units and a Rangemaster with a six-ring hob. Integrated appliances include a microwave, fridge freezer, wine fridge, and dishwasher, all beautifully complemented by porcelain tiles. The island with a granite worktop doubles as a breakfast bar, making it a perfect spot for casual dining. A stable door provides access to the garden, while a utility room with ample storage and space for laundry appliances adds practicality.

Upstairs, the Oak staircase leads to four double bedrooms, each offering comfort and style. The main bedroom is particularly spacious, featuring Velux windows that flood the room with light and exposed Oak beams that add character. The ensuite shower room is luxurious, with a double-length shower and floor-to-ceiling tiles. Bedroom two also benefits from an ensuite, while the remaining two bedrooms, both with Velux windows, share a beautifully appointed family bathroom. This bathroom includes a freestanding bath, a separate shower cubicle, and floor-to-ceiling tiles.

As you approach the family home, you're greeted by a communal gravelled courtyard, which provides allocated parking spaces and access to the detached garages. This welcoming entrance sets the tone for the property's blend of practicality and charm. At the rear, the home boasts an impressive and extensive landscaped garden, offering a private and tranquil retreat. Enclosed by mature trees and shrubbery, the garden is a haven of natural beauty, featuring apple and cherry trees as well as a dedicated vegetable patch. This mature garden space is perfect for those who enjoy gardening or simply relaxing in a lush, green environment. A stone-flagged patio area provides the ideal spot for outdoor entertaining and socializing with family and friends. Whether you're enjoying a quiet evening or hosting a gathering, this area allows you to take in the stunning views of the adjoining farmland, enhancing the sense of peace and seclusion. This thoughtfully designed outdoor space truly complements the home's rural setting, offering a perfect blend of relaxation and scenic beauty.







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Poynton is a vibrant village that offers a wealth of amenities and recreational opportunities, making it an ideal location for families and individuals alike. The village features a well-equipped recreation centre, perfect for staying active and enjoying various sports and fitness activities. For those who enjoy socializing and dining out, Poynton boasts a wide variety of pubs, bars, and restaurants, catering to all tastes. Nature lovers will appreciate the village's attractive park, which includes a large pool and scenic walking routes along Middlewood Way and the Lady's and Princes Inclines. These outdoor spaces provide ample opportunity for leisurely strolls and enjoying the natural beauty of the area. Poynton's railway station offers convenient access to Manchester, as well as the nearby towns of Stockport and Macclesfield, making commuting straightforward. For shopping enthusiasts, the larger shopping centres of Handforth Dean and Cheadle Royal are just a short drive away, offering a range of retail options. Additionally, the village is well-connected to the motorway network, providing easy access to Manchester International Airport. Park Brook combines the charm of period features with the convenience of modern living, all set in an idyllic rural location.

The Current Owners Love:

- The garden. We have 6 apples trees, a cherry, a plum, a damson and a pear tree. We have blueberries, blackberries, raspberries and gooseberries in the plenty! From the garden you have an amazing view of the peaks and it's a great entertaining or calming space!
- The fact that it's a 10 min walk into Poynton - a great village full of local independents and a community feel!
- The charm and character. An 1850 farmhouse bought back to life with a modern twist!

We Have Noticed:

- Stunning bespoke dining kitchen with access to the garden
- The perfect utility room with space for drying and ironing
- Views from the bedrooms through the Velux windows of the Peak District, very calm and peaceful





Key Features:

- An 1850s converted Farmhouse
- Four double bedrooms and three bathrooms
- Velux windows in the bedrooms show views of the Peak District
- High ceilings and period features throughout
- Bespoke, modern dining kitchen with access to the garden
- Solid Oak flooring and Oak staircase
- Mature and spacious rear garden
- Waking distance of Poynton Village, including shops, bars and restaurants

Tenure: Freehold

Council Tax Band: G

Possession: Vacant possession upon completion

Total Floor Area: 2650

Viewing: Strictly by appointment only through Shrigley Rose & Co



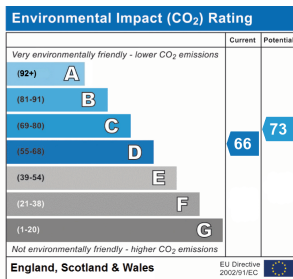
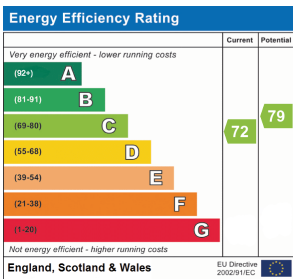
Property Summary:

GROUND FLOOR

- Dining Room** 23'0" x 18'10" (7.01m x 5.74m)
- Living Room** 27'0" x 24'0" (8.23m x 7.32m)
- Kitchen** 25'5" x 13'5" (7.75m x 4.09m)
- Office** 6'10" x 6'0" (2.08m x 1.83m)
- Utility Room** 9'0" x 6'0" (2.74m x 1.83m)
- Boiler Room** 6'0" x 4'5" (1.83m x 1.35m)
- WC** 6'10" x 5'0" (2.08m x 1.52m)

FIRST FLOOR

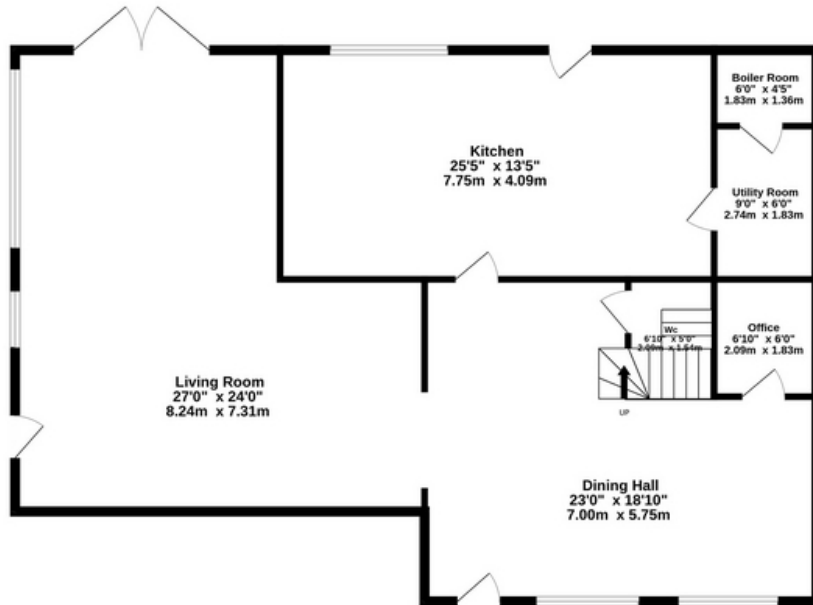
- Landing**
- Bedroom One** 27'0" x 24'0" (8.23m x 7.32m)
- Ensuite** 10'10" x 5'0" (3.3m x 1.52m)
- Bedroom Two** 12'11" x 11'0" (3.94m x 3.35m)
- Ensuite** 7'10" x 6'0" (2.39m x 1.83m)
- Bedroom Three** 17'0" x 13'5" (5.18m x 4.09m)
- Bedroom Four** 13'5" x 13'5" (4.09m x 4.09m)
- Bathroom** 11'0" x 6'0" (3.35m x 1.83m)



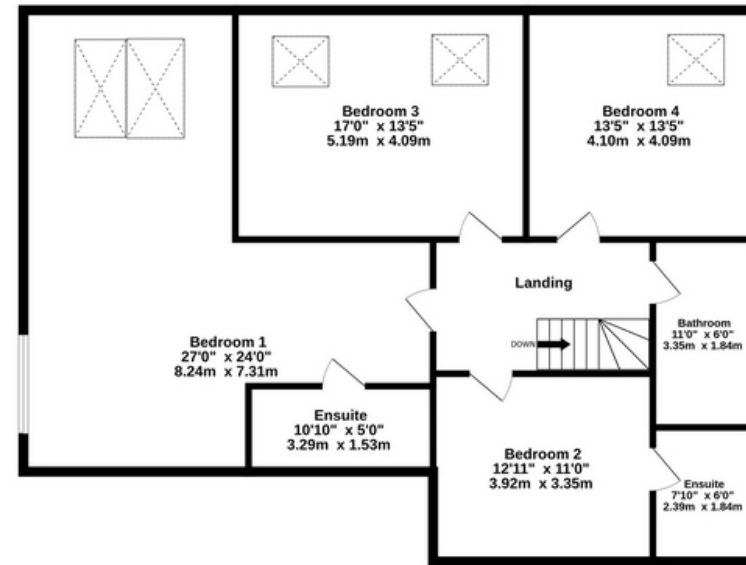


DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.

Ground Floor
1391 sq.ft. (129.2 sq.m.) approx.



1st Floor
1259 sq.ft. (117.0 sq.m.) approx.



TOTAL FLOOR AREA : 2650 sq.ft. (246.2 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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MONEY LAUNDERING REGULATIONS 2017 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.



4 Ravenoak Road, Cheadle Hulme, SK8 7DL

Tel: 0161 425 7878

Email: hello@shrigley-rose.co.uk

www.shrigley-rose.co.uk