



EST. 2003

RICHARD LOWTH
- CHESHIRE -



Welcome to

5 Towers Yard Barns, Towers Road, Poynton, Cheshire,
SK12 1DE



Beautiful 4 bedroom / 2 bathroom barn conversion situated within a small and highly regarded enclave of characterful properties, this attractive property offers a wonderful combination of period charm, generous space and village convenience. Enjoying a peaceful setting with a distinctly rural feel, yet within easy reach of the village centre and local amenities. As you approach this home's central position within the courtyard style development, its enclosed paved front garden and feature oak porch, beautifully frames the entrance area and leads into an inviting reception hallway. Inside, the hallway is finished with attractive stone tiled flooring, which flows seamlessly throughout the ground floor areas. From the hallway, there is access to a useful cloakroom/wc, fitted with white suite and wash basin, as well as a well-equipped utility room. Opening into the breakfast kitchen, there is a bright and sociable space with room for breakfast table. The kitchen is well appointed with gas hob, feature Belfast sink and ample worktop space. A door from the leading provides access out to the garden. The impressive lounge and dining room, measures approx. 21' 9" x 13' 6" and offers beautifully proportioned reception space. Currently arranged with a comfortable lounge area to the front, the room features a charming log burner and defined dining area with views overlooking the garden.





- Delightful position within prestigious location
 - Rural feel but close to the village centre
- 4 bedrooms (principle bedroom with ensuite shower room/wc)
 - Imaginative development
- A lovely home which forms part of a small enclave of characterful properties
 - 21' main living/dining room
 - Breakfast kitchen + utility room
- Stone flagged floors, Oak wood work throughout and dramatic vaulted ceiling
 - Ample driveway parking & garage
 - Walled courtyard garden





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Upstairs...

An impressive landing with vaulted ceiling enhances the sense of character and space, leading to four individually styled bedrooms. Bedroom one overlooks the rear garden and forms a beautiful principle suite, complete with vaulted ceiling and a private ensuite shower room/wc. Bedroom two and three are positioned to the front of the property and both enjoy attractive windows that enhance the barn's character. Bedroom three also benefits from additional high-level storage. Bedroom four is currently used as a dressing room, though it would also make an ideal home office, bursary or single bedroom. The family bathroom is another appealing space featuring a vaulted ceiling and feature window.



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Outside...

The property enjoys a private walled courtyard garden, creating a pleasant outdoor area for relaxing or entertaining. There is a useful storage shed, along with log store. In addition, there is a detached brick-built garage with useful roof storage, along with ample driveway parking. Altogether, this delightful barn conversion offers characterful features, flexible living space and a sought-after village location, making it an ideal home for those seeking charm, comfort and convenience in equal measures.



MORE TO EXPLORE

Poynton Village is a vibrant, historic community nestled in the heart of Cheshire, ideally situated between Stockport and Macclesfield. With roots tracing back to the coal mining industry that once defined the area, Poynton has since evolved into a lively and attractive village that seamlessly combines heritage with modern charm.

The village is known for its welcoming atmosphere and a thriving selection of independent shops, cafes, bars, and restaurants that offer unique local flavours and experiences. Families are drawn to Poynton for its strong educational offerings, with well-regarded schools serving all age groups, as well as a safe, community-oriented environment.

For those who enjoy the outdoors, Poynton is perfectly placed with access to beautiful surrounding countryside. The expansive Lyme Park, with its historic estate and scenic walking trails, is just a stone's throw away, while the Middlewood Way offers picturesque paths ideal for cycling, walking, and horse riding.

Commuters benefit from excellent connectivity, with Poynton's railway station offering a direct link to Manchester and easy access to the motorway network. Additionally, Manchester Airport is conveniently close, making travel further afield smooth and accessible.

Overall, Poynton Village is a harmonious blend of historical character, modern amenities, and natural beauty, making it an appealing choice for residents and visitors alike.



WHERE DO I GO WHEN I NEED...



Coffee and cake?

There are lots of amazing cafes which can be found on Park Lane and School Lane.



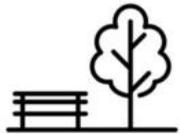
Schools?

There are lots of good primary schools in the area – Worth, Vernon, Lostock Hall, Lower Park & St Paul's Catholic. All close and nearby. Poynton High School is conveniently located.



Restaurants and drinks?

Panache is a firm local favourite, and The Farmers Arms. Enjoy drinks at The Vine Hop and The Flute & Firkin.



Walks and park?

Poynton Pool and the Middlewood Way are both great spots to enjoy. Lyme Park is only a short distance away.



Shops?

We are spoilt for choice when it comes to supermarkets... Aldi, Waitrose, Morrisons and a Co-op Local are all within walking distance of the village.



Running and sports?

Enjoy local sport activities at Poynton Leisure Centre & Poynton Sports Club and why not try out park runs which are held at either Bramhall Park or Lyme Park. 9am start for a local 5k run.

POST CODE: **SK12 1DE**

TENURE: **FREEHOLD**

ENERGY PERFORMANCE CERTIFICATE: **TBC**

COUNCIL TAX BAND: **E**

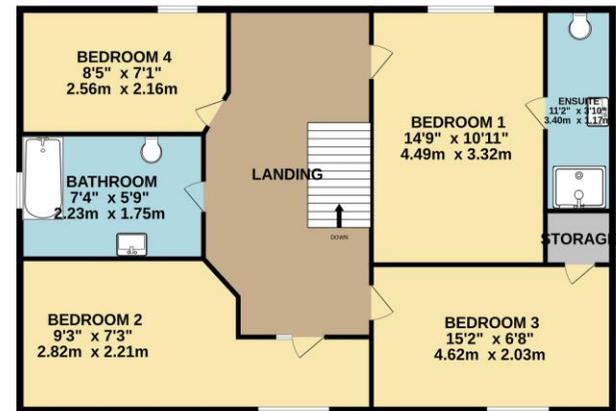
SERVICES (NOT TESTED): **All mains services are connected to the property.**

LOCAL AUTHORITY: **Cheshire East Council. For further information, please use: <https://www.cheshireeast.gov.uk/home.aspx>**

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements

DIRECTIONS: 5 Towers Yard Barn, Towers Road, Poynton, Cheshire, SK12 1DE

From Poynton village, head out along Park Lane, continuing through the village until Towers Road is on your left hand side. Continue along and the property will be located on your right hand side with courtyard style parking provided.

WHAT3WORDS:

///achieving.cement.pheasants

TO VIEW:

Call: 01625 859911 | Email: sales@richardlowth.co.uk

