



**GASCOIGNE
HALMAN**

TRUGS FARM BARN, ALDERLEY ROAD, OVER
ALDERLEY

THE AREAS LEADING ESTATE AGENT



TRUGS FARM BARN, ALDERLEY ROAD, OVER ALDERLEY

A charming detached barn set in a private plot within easy reach of Alderley Edge, Prestbury and Macclesfield.

Alderley Edge offers a wide range of high quality shops and restaurants, with more extensive facilities in nearby Wilmslow. Marks and Spencer, Tesco and John Lewis are a short drive away. The village has a range of social and recreational facilities, and local schools cater for children of all ages. Alderley Edge is well placed for easy access to Manchester and Stockport, the M56 is accessible at Ringway and the M6 at Holmes Chapel. Alderley Edge train station offers a fast electric commuter service with Inter City links available in Wilmslow and Macclesfield. Manchester International Airport is only a short drive away.





Situated in a convenient position this three bedroom detached barn breaks the mould of a traditional barn conversion with a unique layout to maximise space around the property.

The property is approached via set of electric wrought iron gates entering into a paved Indian stone parking area. On the ground floor there is a useful entrance hall that leads to an inner hallway. To the left of the inner hall is a cloak area with a downstairs W/C beyond. Further down the corridor is the main living space in the property, the living dining kitchen which has been altered and updated by the current owner to create a wonderfully open space perfect for a relaxing evening or entertaining. Off the living dining kitchen is a useful utility room with access to the garden and a boiler room beyond. On the lower ground floor there is further reception/entertaining space. The characterful sitting room that is currently used as a study boasts great quantities of natural light via skylight windows and a set of French doors that lead out onto the rear garden. An attractive pond lays just outside the sitting room with views of the garden beyond. This creates a calming atmosphere which is especially useful in its current configuration as a study with exposed beams and fitted Strachan furniture.

At the first floor there is a unique layout with split levels, further adding to the character and charm of the property. There are three bedrooms and two bathrooms. The third bedrooms sits on its own split level and boasts a walk in storage area/wardrobe with a Velux window. Bedroom two is a generous double bedroom and has been fitted with attractive and classically styled wardrobes. Adjacent to bedrooms two is the family bathroom which services both bedroom two and three. The bathroom itself is a modern three piece suite comprising shower over bath, wash hand basin and W/C. Particular mention must be made of the master bedroom which is a light and spacious room with fitted wardrobes, original beams and an additional dressing room. Set just off the master bedroom is the full en-suite which has been fitted with a beautifully contemporary suite comprising: a glazed walk in shower unit, a stylish stand alone deep basin bath, his and hers wash hand basins and a W/C. The en-suite is finished with fully tiled walls and flooring and is naturally well lit by two skylights and a large circular wheel and spoke barn window.

Outside, the property is a completely private and enclosed haven. Accessed via the bi-folding doors from the living area is the expertly landscaped patio area which is brought to life by mature planting and hedging. A sturdy pillared wall neatly encloses this space to create a peaceful sun trap perfect for enjoyment during the warmer months. A natural, rain water fed pond system that spans three separate levels starting from a wall fountain at the top provides the perfect soundtrack to the entertaining spaces within the garden. Beyond the parking area and detached double garage is the generous lawn area which is enclosed by mature hedging. The lawn area tapers to a point at the rear where a large sycamore tree resides, a stunning feature in the grounds which further adds to the charm of this handsome barn conversion.

DIRECTIONS

Sat Nav: SK10 4SW
What3Words: streaking.september.dragons

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East Council

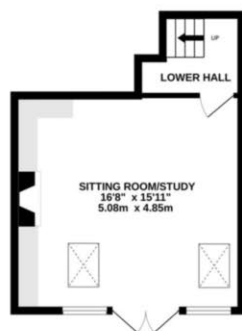
TAX BAND

Band: G

VIEWSINGS

Viewing strictly by appointment through the Agents.

LOWER GROUND FLOOR
301 sq ft. (28.0 sq.m.) approx.



GROUND FLOOR
838 sq ft. (77.9 sq.m.) approx.



1ST FLOOR
734 sq ft. (68.2 sq.m.) approx.



TOTAL FLOOR AREA: 1873 sq.ft. (174.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2023

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.

ALDERLEY EDGE OFFICE

01625 590 373

alderley@gascoignehalman.co.uk

6 London Road, Alderley Edge, SK9 7JS

**GASCOIGNE
HALMAN**