Stuart Rushton & COMPANY

The Dairy, Crabtree Lane, High Legh - WA16 6PE

£1,145,000

SAMUEL
31

The Dairy, High Legh

Detached barn conversion offering over 3,500 sq. ft. of family-friendly living space on 3-acre plus plot in rural High Legh. Characterful yet modern, with spacious rooms, 5 bedrooms, impressive gardens, equestrian potential, and convenient location near Knutsford, Altrincham, and Lymm.

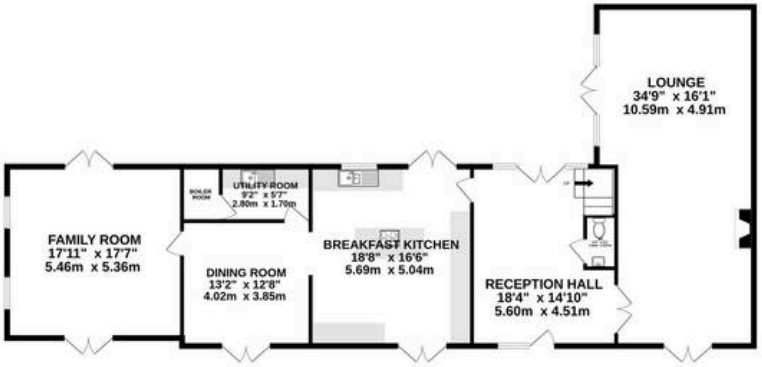
Council Tax band: G - Tenure: Freehold

EPC Energy Efficiency Rating: D

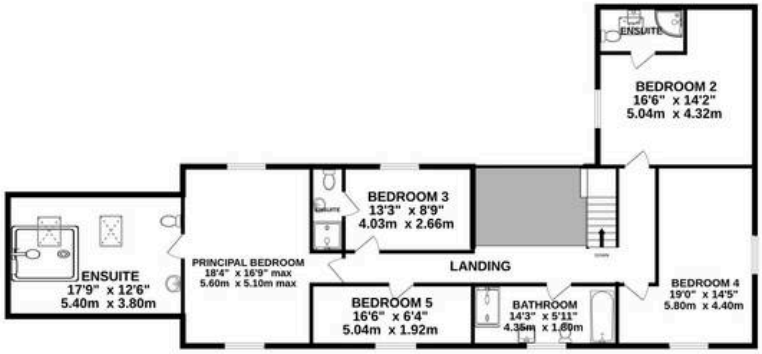
- Generous 3.3 acre Plot: Positioned in the corner of the plot with formal gardens to the front, a courtyard-style garden to the rear, and open views across the private paddock.
- Equestrian Potential: The layout and land offer an ideal setup for a small equestrian facility or similar use.
- Well-Planned Interior: Includes a 34-ft lounge, large breakfast kitchen, multiple reception rooms, five bedrooms, and en suites to the principal and second bedrooms.
- Excellent Location: Situated in sought-after High Legh with easy access to Knutsford, Altrincham, Lymm.
- No Onward Chain: A rare opportunity to secure a private, versatile home with immediate availability.

Lakers

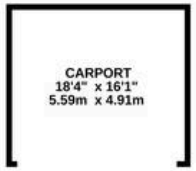
GROUND FLOOR
1733 sq.ft. (161.0 sq.m.) approx.



1ST FLOOR
1550 sq.ft. (144.0 sq.m.) approx.



2ND FLOOR
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA : 3578 sq.ft. (332.4 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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