



Andrew J Nowell
& Company

The Barn House, Birtles Hall, Over Alderley

Guide Price Guide Price £1,295,000



The Barn House, Birtles Hall Lane, Over Alderley, SK10 4RU

- Approx. 3,523 sq.ft
- Grade II listed barn conversion
- Character throughout
- Prestigious Birtles Hall Estate

Forming part of the historic Birtles Hall Estate, The Barn House is an exceptional Grade II listed 'L'-shaped barn conversion extending to approximately **3,523 sq.ft.** of beautifully appointed accommodation. Combining the timeless character of a traditional Cheshire barn with the comfort and practicality of modern family living, the property offers a rare opportunity to acquire a home of immense charm and individuality.

A striking reception hall provides an impressive welcome, leading to beautifully proportioned accommodation where exposed beams, vaulted ceilings, feature brickwork and bespoke oak joinery create a wonderful sense of character throughout. The elegant dual-aspect living room centres around a handsome stone fireplace with a wood-burning stove, complemented by a separate sitting room and a dedicated study, ideal for home working.

The heart of the home is the spacious breakfast kitchen, fitted with bespoke cabinetry, granite worktops and a central island. An adjoining dining room provides an excellent space for entertaining, whilst a separate utility room offers additional practicality with internal access to the double garage.





The first floor features a magnificent principal bedroom suite with vaulted ceilings, exposed timber trusses and a luxurious en-suite bathroom. A second double bedroom also benefits from an en-suite shower room, whilst two further double bedrooms are served by a beautifully appointed family bathroom.

Outside, the property enjoys a stunning south-facing landscaped courtyard, perfect for outdoor entertaining, together with a private rear garden bordered by mature planting and woodland. A gravel driveway provides ample parking and access to the detached double garage.

Occupying a peaceful position within the highly regarded Birtles Hall Estate, surrounded by approximately 10 acres of parkland and woodland. Situated in the open countryside yet conveniently located for Alderley Edge, Prestbury and Wilmslow, The Barn House is a superb character home offering generous family accommodation in an idyllic rural setting.

Important Information

- Council Tax – Cheshire East – Band H
- EPC Rating – E (43/59)
- Tenure – Leasehold (Share of Freehold)
- Estate charge - £209 per month.
- Heating: LPG Central Heating
- Services: Mains Water, Electric, Water & Septic Tank
- Parking: Driveway & Garage
- The title contains Covenants typical of a country estate
- What 3 Words – ///shares.freshest.glider
- Flood Risk*: Very low risk of flooding
- Broadband**: Ultrafast Broadband available.
- Mobile Coverage**: Mobile coverage with main providers (EE, O2, Three & Vodafone) limited coverage indoors.





Birtles Lane, Over Alderley
Total Approx. Floor Area
Main House = 3385 Sq.ft. (314.4 Sq.M)
Garage = 138 Sq.ft. (12.8 Sq.M)
Total = 3523 Sq.ft. (327.2 Sq.M)

for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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