



**GASCOIGNE
HALMAN**

EDGE VIEW BARN, GORE LANE, ALDERLEY EDGE, SK9
7SP

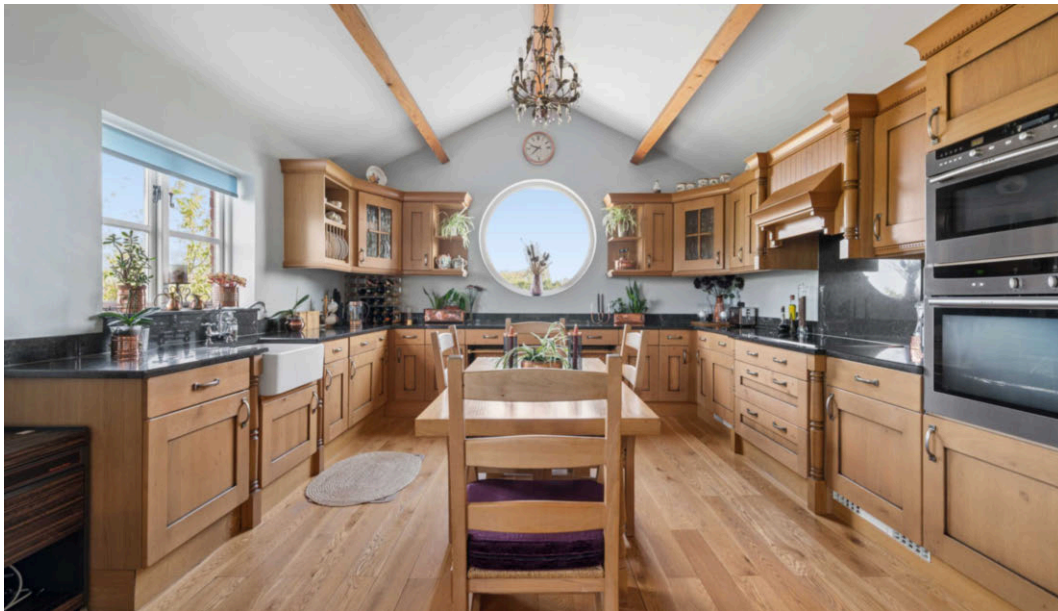
THE AREAS LEADING ESTATE AGENT

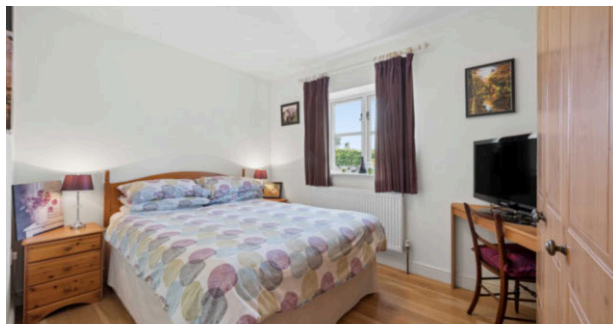
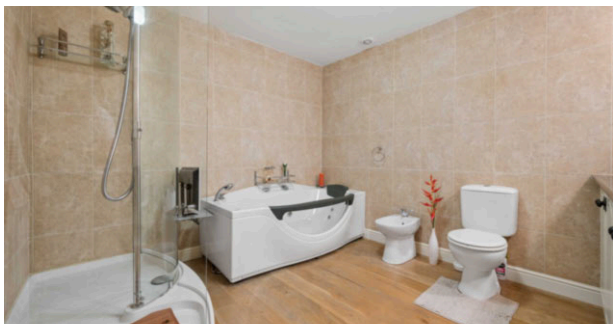
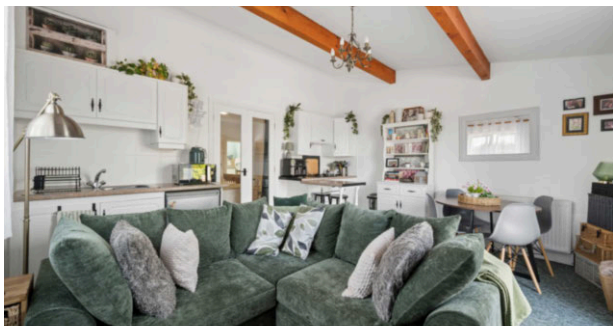


EDGE VIEW BARN, GORE LANE, ALDERLEY EDGE, SK9 7SP

An individual barn conversion set within 3.5 acres (approx). Offering versatile, open plan living space with self contained annexe and delightful views within close proximity of both Alderley Edge and Wilmslow.

Alderley Edge offers a wide range of high quality shops and restaurants, with more extensive facilities in nearby Wilmslow. Marks & 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. Manchester International Airport is only a short drive away.





DESCRIPTION

Edge View Barn is a truly individual and bespoke barn conversion, meticulously handcrafted and converted by the current owners to create a unique and incredibly versatile home, occupying a delightful rural setting whilst remaining within close proximity of Alderley Edge and Wilmslow. Set within approximately 3.5 acres, the property offers a wonderfully private and idyllic lifestyle, combining exceptional flexibility with extensive grounds and far-reaching views across the surrounding paddocks and countryside.

The principal reception space occupies the first floor, making the most of the barn's character and architecture with a vaulted ceiling, exposed timber trusses and delightful views across the surrounding landscape. Bright, voluminous and possessing a genuine sense of character and soul, this impressive space incorporates a handcrafted solid oak kitchen, fitted to an exceptionally high specification, with ample room for a dining area. The kitchen and dining space flow naturally through into a comfortable lounge, centred around a living-flame gas fire with an attractive surround, creating a superb open-plan environment for both everyday living and entertaining.

Also positioned on the first floor is an additional bedroom or study, complete with an en-suite WC, providing excellent flexibility for those working from home, accommodating guests or requiring additional bedroom space.

The ground floor provides an exceptional degree of versatility. A delightful garden room enjoys views across the formal gardens and surrounding countryside, whilst a large internal hallway provides access to the principal accommodation and staircase to the first floor. The generous master bedroom benefits from fitted wardrobes and an exceptionally large en-suite bathroom incorporating both a bath and separate shower. There is also a further double bedroom with en-suite bathroom.

A particularly exciting feature of the property is the self-contained annex, currently comprising a double bedroom with en-suite bathroom together with a lounge and kitchen area, which opens through double doors onto the patio. This versatile space would be ideal for an independent relative, teenage suite or guest accommodation and could equally provide an opportunity for holiday or long-term letting. Alternatively, subject to the necessary consents, it could be remodelled and incorporated into the principal accommodation to create additional living space. All of the ground-floor rooms are connected by an internal hallway, with a further staircase concealed beneath the floorboards providing access to the garage, should this be required.

The lower ground floor is home to an exceptionally large garage, extending to approximately 45 feet in length and accessed via an electronically operated door. There is also a useful storage room, downstairs WC and staircase providing access to the ground floor. The scale and configuration of this space offer considerable potential for future incorporation into the main body of the property, subject to the necessary planning permissions and building regulation requirements, whilst in its current form it provides outstanding garaging, storage and workshop facilities.

Outside, the property is accessed through twin brick pillars and along a sweeping driveway which passes beneath an attractive Dutch barn before continuing around to the front of the house, providing extensive and ample parking. The formal gardens are principally laid to lawn and incorporate a substantial patio area with a southerly-facing orientation, providing an ideal setting for outdoor entertaining and enjoying sunshine throughout much of the day.

Beyond the formal gardens lies an enclosed paddock, forming part of the approximately 3.5-acre holding and providing an exciting opportunity for those seeking an equestrian lifestyle, smallholding or simply the freedom and space associated with a more rural way of life.

Edge View Barn represents a fantastically exciting opportunity to acquire a truly individual and unique property, offering in excess of 2,800 square feet (including the garage) of highly versatile accommodation together with extensive garaging, formal gardens and paddock land. Its combination of bespoke craftsmanship, exceptional flexibility, rural surroundings and proximity to Alderley Edge and Wilmslow makes this a particularly rare and compelling home.

DIRECTIONS

SAT NAV: SK9 7SP

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East

TAX BAND

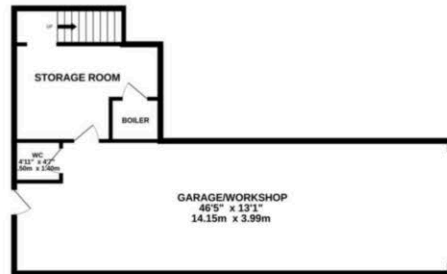
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VIEWINGS

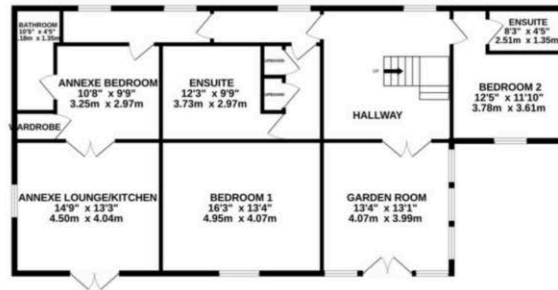
Viewing strictly by appointment through the Agents.

FLOORPLAN

GARAGE FLOOR
773 sq.ft. (71.8 sq.m.) approx.



GROUND FLOOR
1337 sq.ft. (124.2 sq.m.) approx.



1ST FLOOR
748 sq.ft. (69.5 sq.m.) approx.



SQ FT INCLUDES GARAGE/WORKSHOP

TOTAL FLOOR AREA : 2858 sq.ft. (265.5 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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