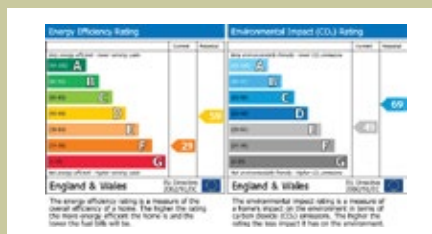
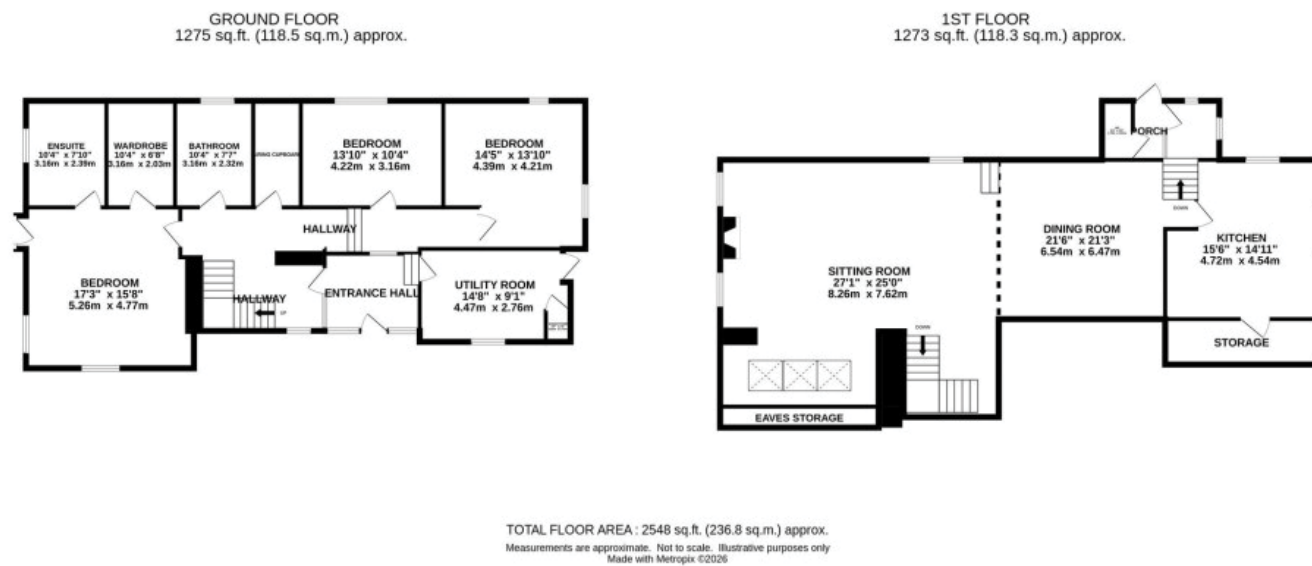


LOWER BARN
Briargrove Road, Birch Vale
£1.1 MILLION



NOTICE
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THE AREAS LEADING ESTATE AGENCY

Marple Bridge
10, Town Street, MARPLE BRIDGE SK6 5DS
0161 427 2488 marple@gascoignehalman.co.uk

gascoignehalman.co.uk



Exceptional DETACHED stone barn conversion in a rural setting with panoramic views, spacious living, modern comforts, approximately 4.5 acres of land, garage, stable or workshop, and easy access to local amenities.

GASCOIGNE HALMAN

- Stone barn conversion with glorious panoramic views
- Large driveway, garage and stable/workshop
- Garden and grazing land (approx 4.5 acres)
- Main bedroom complimented by dressing room and en-suite

- Living space with stunning vaulted ceiling.
- Large utility room
- Attractive period detail

£1.1 MILLION

LOWER BARN

Briargrove Road, Birch Vale



Nestled in a picturesque rural setting with glorious panoramic views, this exceptional stone barn conversion offers a unique blend of characterful period detail and modern comfort. The property welcomes you with a sense of warmth and timeless charm, evident in its exposed beams, natural stonework, and beautifully crafted finishes throughout. There is an amazing spacious living area, where a stunning vaulted ceiling creates an impressive sense of space and light, perfect for relaxing with family or entertaining. The thoughtfully designed accommodation flows seamlessly, with a generous kitchen and dining area that is ideal for both every-day living and special occasions. The main bedroom is

a true retreat, complemented by a private dressing room and a stylish en-suite bathroom, offering a tranquil space to unwind. Additional bedrooms provide ample space for family or visiting guests, while the large utility room ensures that practical needs are easily met without compromising on style. Every corner of this home has been carefully considered, blending the rustic elegance of its heritage with the convenience of contemporary living. The property also benefits from a spacious driveway, a garage for secure parking, and a versatile stable or workshop, catering to a variety of interests and hobbies. For those with equestrian or outdoor pursuits, approximately 4.5 acres of land are included, presenting endless possibilities for enjoyment and

lifestyle. This remarkable barn conversion is more than just a home - it is a place where memories are made, surrounded by breathtaking scenery and the peace of the countryside, yet within easy reach of local amenities and transport links. Discover a property that perfectly balances rural tranquility with every-day convenience, inviting you to experience a truly enviable way of life.

LOCATION

Birch Vale is situated within easy reach of New Mills and Marple which offer a wide range of shops, restaurants, educational and recreational facilities. For the commuter both New Mills and Marple stations offer services to Manchester city centre and the access points to the Northwest motorway

network can be found at Stockport East and Bredbury junctions.

DIRECTIONS

Sat-Nav: SK22 1AY

TENURE

Freehold. (Subject to verification by solicitors).

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

High Peak Council. Council Tax Band: E

VIEWING

Viewing strictly by appointment through the Agents.

T W E N T Y N E T W O R K E D O F F I C E S T H R O U G H O U T C H E S H I R E , S O U T H M A N C H E S T E R & T H E H I G H P E A K



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