



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

Park Barn West, Chelford Road, Henbury, Cheshire, SK11 9PG

A magnificent opportunity to acquire a prestigious barn conversion ideal for a family with independent relatives presented to an extremely high standard enjoying large gardens and grounds extending to approximately 3 acres along with stabling and within short distance of local amenities including private and independent schools and the railway line to both Manchester and London.

Guide Price £1,750,000

Constructed of brick, this prestigious barn conversion offers the discerning purchaser a wonderful family home with the added benefit of additional accommodation for independent relatives, situated in the heart of the countryside yet close to local amenities. On entering the property you are immediately welcomed by a lovely reception hall with stone flagged floor, gym with fitted units, laundry, a lovely spacious lounge with feature stone Minster fireplace with wood burner, a magnificent 30 ft living family kitchen enjoying high quality units with granite worktops and an abundance of built-in appliances, an inner hall leading to three double bedrooms, one with en-suite and separate shower room/WC. To the first floor the landing allows access to the master bedroom and en-suite bathroom. The additional accommodation which would be ideal for an independent relative comprises on the ground floor a hallway, 22 ft lounge/dining room with feature floor to ceiling brick fireplace and chimney breast with log burner, double glazed French doors allowing views and access to the gardens and countryside beyond, kitchen with shaker style units with built-in appliances, utility, double bedroom, and shower room. To the first floor the landing allows access to a second double bedroom with fitted furniture and a bathroom/WC. An LPG gas fired central heating system has been installed, along with solar panels.

An internal inspection is highly recommended to appreciate the size, space and quality of this wonderful family property with independent suite.

The property is approached by a deep sweeping driveway through an electric gate to the forecourt allowing ample hardstanding for several vehicles and easy access to the garage block and stables. The front garden enjoys a quintessentially English garden with raised flowerbeds with wild

flowers. The main garden is to the rear side, and of an excellent size laid mainly down to lawn with well stocked borders, shrubs, flagged terraces, amazing views and green Oak pergolas. The detached garage block is of green Oak and allows parking for three motor vehicles, including the carport and has two attached log stores with power and light. The green oak stable block comprises two stables and a tack room along with power, light, water and security camera.

The gardens and land extend to approximately 3 acres (TBC).

A special mention must be made to the fantastic views over the adjoining countryside.

There is a wide range of shopping, travel, educational and recreational facilities available in Macclesfield. Access points to the national motorway network, Inter-City rail travel to London and Manchester International Airport are all within 10 minutes and 30 minutes drive of the property.

Directions: From our Prestbury office bear left at the mini roundabout into Macclesfield Road and continue past Prestbury golf club to the roundabout. Turn right into Alderley Road passing Kings school turning left after a short distance into Sandy Lane. Continue to the T-junction bearing right onto Whirley Road and next left into Andertons Lane. Continue along Andertons Lane to the junction at Dark Lane and Church Lane and continue into Church Lane taking the next right into Pepper Street. At the T-junction with the A537 turn right towards Chelford where the property can be found after a short distance set back on the left hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

With stone flagged floor, two radiators, cloaks cupboard, bench seat with cloaks pegs and shelves over.

GYM

17'4" x 10'9"

With radiator, fitted cupboards with hanging rails and shelves.

LAUNDRY

9'2" x 6'2" (overall)

With fitted cupboards and shelves, Belfast sink unit, granite worktops, tiled floor.

LOUNGE

18'9" x 17'1"

With two period style radiators, stone Minster fireplace with cast log burner, picture window allowing views over the gardens towards the countryside.

LIVING FAMILY KITCHEN

30'6" x 18'9"

With hand painted units including base cupboards and drawers, wall cupboards and granite worktops, central island/breakfast bar again with granite worktop, wine shelves, ceramic hob with extractor hood, stainless steel sink unit, double oven/grill, gas fired AGA, American fridge/freezer, tiled floor, dining area, family area, wood burner, two radiators.

INNER HALL

With radiator and stairs to first floor.

BEDROOM 1

19'7" (narrowing to 15'7") x 14'

With two radiators, exposed beams, two built-in double wardrobes, wonderful views.

EN-SUITE

Enjoying wet area, low level WC, vanity wash hand basin with drawers below, part paneled walls, tiled floor, radiator/towel rail.

BEDROOM 2

14'9" x 11'4"

With radiator, glazed French doors allowing views and access to the rear garden.

BEDROOM 3

14'8" x 11'3"

With radiator and wonderful views.

SHOWER ROOM/WC

9' x 8'3"

With large wet area, vanity wash hand basin with drawers below, low level WC, radiator/towel rail, paneled walls, tiled floor.

FIRST FLOOR

LANDING

BEDROOM 4 (MASTER BEDROOM)

15'11" (extending to 20'2") x 14'4" (plus recess)

With two double built-in wardrobes, two radiators, exposed beams, wonderful views.

EN-SUITE

With free standing bath, low level WC, shower, vanity wash hand basin with drawers below, tiled floor, part tiled walls.

ADDITIONAL ACCOMMODATION/ANNEXE

ENTRANCE HALL

With built-in cupboard, under stairs cupboards, stairs to first floor.

LOUNGE/DINING ROOM

22' x 18'8"

With exposed beams, feature full height brick fireplace and chimney breast with log burner, three radiators, double glazed French doors allowing access and views to the rear garden.

KITCHEN

10'8" x 11'5" (narrowing to 8'11")

With shaker style units, granite worktop, stainless steel sink unit, electric

range, fridge and freezer, microwave, radiator, glazed French doors allowing access and views to the rear garden.

UTILITY

8'4" x 5'4" (plus cupboard recess)

With large storage area with hot water cylinder and gas boiler, built-in cupboards with granite worktops, plumbing for washing machine, radiator.

BEDROOM 5

18'4" x 8'

With radiator.

SHOWER ROOM/WC

With shower, vanity wash hand basin with drawers below, low level WC, radiator/towel rail.

FIRST FLOOR

LANDING

With under eaves storage.

BEDROOM 6

14'10" x 14'9" (with limited headroom)

With built-in wardrobes, dressing table and drawers, radiator, under eaves storage. Wonderful views.

BATHROOM/WC

With paneled bath, vanity wash hand basin with store cupboards below, low level WC, radiator/towel rail, half tongue and groove paneled walls, tiled floor.

Beautiful gardens and land as previously mentioned.

DETACHED GARAGE BLOCK

Constructed of green Oak with parking for three cars including the carport.

TWO ATTACHED LOG STORES

With power and light.

STABLE BLOCK

Constructed of green Oak with two stables, tack room, power, light, water and security camera.

Tenure:

Leasehold. Interested purchasers should seek clarification of this with their solicitor.

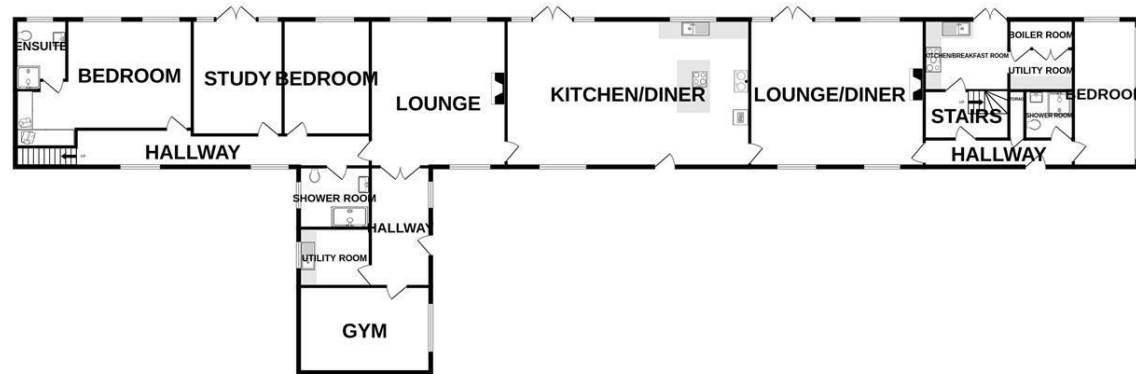
Viewings:

Strictly by appointment through the Agents.

Possession:

Vacant possession upon completion.

GROUND FLOOR



1ST FLOOR



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MISDESCRIPTIONS ACT 1967

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

