



**GASCOIGNE
HALMAN**

CORNER COTTAGE, WOODHOUSE FARM BARN,
ANSON ROAD, HIGHER POYNTON

THE AREAS LEADING ESTATE AGENT



CORNER COTTAGE, WOODHOUSE FARM BARN, ANSON ROAD, HIGHER POYNTON

ASKING PRICE £495,000

A WELL PRESENTED FOUR BEDROOM, TWO BATHROOM BARN CONVERSION SET WITH A SMALL GATED PRIVATE DEVELOPMENT in the HIGHLY SOUGHT AFTER LOCATION of HIGHER POYNTON. ENTRANCE HALL, DOWNSTAIRS WC, LOUNGE, DINING KITCHEN, UTILITY ROOM, MASTER BEDROOM with EN-SUITE SHOWER ROOM, THREE FURTHER GOOD SIZED BEDROOMS and FAMILY BATHROOM. CARPORT. COMMUNAL PARKING. WEST FACING REAR GARDEN with COUNTRYSIDE VIEWS.

- ** NO CHAIN **

- A FOUR BEDROOM TWO BATHROOM BARN CONVERSION

- LOCATED IN THE SOUGHT AFTER SEMI RURAL AREA OF HIGHER POYNTON

- DOWNSTAIRS WC & UTILITY ROOM

- SECURE GATED DRIVEWAY & CARPORT

- WEST FACING REAR GARDEN WITH OPEN COUNTRYSIDE VIEWS





Occupying an enviable position set in a small exclusive gated development, within the desirable location of Higher Poynton which is only a few minutes walk to Middlewood Way and the canal, this four bedroom barn has been sympathetically converted combining many original features with modern day living. In brief the property comprises: - Entrance Hall with stairs leading to the first floor, large cloaks cupboard and stone flooring and downstairs wc with two-piece suite. The dining kitchen has been comprehensively fitted with a range of shaker style wall, base and drawer units these are complemented by edged work tops and a range of integrated appliances. The utility room offers laundry facilities and additional storage. To the rear of the property the lounge spans the width of the property, the main feature of this room is the fireplace with gas stove, dual aspect windows and French doors provide views and access to the rear garden. To the first floor the master bedroom benefits from an en-suite shower room with includes a corner shower cubicle, concealed cistern wc and wash basin with storage below, there are two further double bedrooms and a single bedroom. The fully tiled family bathroom features a panelled bath with shower over, low level wc, pedestal wash basin and heated towel rail. Externally the property is accessed by electric gates and a sweeping driveway leads to the courtyard and carport which includes a large storage area. A side gate provides access to the West facing rear garden which is fully enclosed by perimeter walling and low-level fencing and is predominately laid to lawn with a delightful patio seating area, the garden has uninterrupted views over open countryside.

DIRECTIONS

SK12 1TD

TENURE

FREEHOLD

LOCAL AUTHORITY

CHESHIRE EAST COUNCIL TAX BAND E

MANAGEMENT CHARGES

The current vendors are setting up a management company that will own the shared areas, this company will be co-owned by the owners of the barns and all owners will pay an equal share of the communal costs which are to be confirmed.

SERVICES

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

Anson Road, Poynton
 Total Approx. Floor Area 1478 Sq.ft. (137.4 Sq.M.)

Surveyed and drawn by Lens Media 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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