



**GASCOIGNE
HALMAN**

THE OLD BARN, HEAWOOD HALL, CONGLETON
ROAD, NETHER ALDERLEY

THE AREAS LEADING ESTATE AGENT



THE OLD BARN, HEAWOOD HALL, CONGLETON ROAD, NETHER ALDERLEY

A stunning Cheshire barn conversion offering over 3,500 sq ft of living accommodation, at the heart of 0.8 acres of landscaped with stunning countryside views within close proximity of 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

The Old Barn occupies an enviable position within the former Heawood Hall Estate, once owned by the renowned Boddington family of Manchester brewery fame, and today forming an exclusive and discreet enclave of distinguished country homes. The setting offers the perfect balance between idyllic rural living and everyday convenience, a peaceful and private retreat surrounded by open countryside, whilst remaining within easy reach of both Alderley Edge village and Wilmslow town centre.

Originally converted in 2001 and cherished by our clients ever since, The Old Barn extends to in excess of 3,500 sq ft of beautifully balanced accommodation, rich in character, authenticity and warmth. Throughout the home, architectural features synonymous with a traditional Cheshire barn are prominent, blending effortlessly with thoughtfully designed family living spaces.

When approaching, the scale and presence of the property are immediately striking. Handsome Cheshire brick elevations, beneath a traditional slate roof, combine to create an imposing yet elegant façade, perfectly befitting its surroundings. Set within approximately 0.8 of an acre, the grounds have been beautifully landscaped to create a series of tranquil outdoor spaces designed for both entertaining and relaxation. Expansive lawns, mature planting, patio terraces and generous parking areas sit alongside the double garage, whilst beyond lies a wonderful meadow garden framed by established trees, offering an exceptional sense of privacy and connection to the surrounding countryside. Far-reaching views complete what is an undeniably special setting.

The sense of character continues immediately upon entering the home. A magnificent reception hall, flooded with natural light from the floor-to-ceiling glazing, sets the tone beautifully. A feature oak staircase rises to the first floor, whilst exposed beams create a wonderful atmosphere of warmth and heritage.

Undoubtedly the heart of the home is the exceptional family dining kitchen and adjoining garden room, a superb open-plan living environment perfectly designed for modern family life. Stone flooring flows throughout, whilst the bespoke handmade and hand-painted kitchen is beautifully appointed with granite work surfaces, integrated appliances, extensive cabinetry and a sociable breakfast bar. The dining area opens seamlessly onto the patio through double doors, creating an effortless connection between inside and out.

Beyond, the garden room is simply stunning. Framed by floor-to-ceiling glazing, it captures the gardens and surrounding landscape throughout every season, whilst the feature wood-burning stove creates warmth during the winter months.

Further ground floor accommodation includes a beautifully proportioned formal lounge, complete with exposed beams and an impressive fireplace housing a wood-burning stove, an elegant and intimate space for entertaining or quieter evenings alike. A separate study/family room provides valuable flexibility for modern living, complemented by a practical utility room and downstairs WC.

To the first floor, a splendid vaulted landing connects four generous and individually characterful bedrooms. The principal suite is particularly impressive, featuring vaulted ceilings, exposed timbers, picturesque views across the gardens and neighbouring fields, a dedicated dressing area with fitted wardrobes and a luxurious ensuite bathroom. The guest suite enjoys similar charm, with vaulted ceilings, wardrobe space and its own ensuite facility, whilst two further double bedrooms are served by a well appointed family bathroom.

Externally, the grounds are every bit as impressive as the accommodation itself, enhancing the lifestyle offering for which homes of this calibre are so highly sought after. Whether entertaining on the patio during summer months, or simply taking in the surrounding countryside views, The Old Barn offers a rare and enviable way of life.

This is a home of immense character and distinction, seamlessly combining charm, modern family functionality and an exceptional semi-rural setting. A rare opportunity to acquire a truly unique Cheshire barn conversion in one of the area's most desirable and well-connected locations.

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East Council

TAX BAND

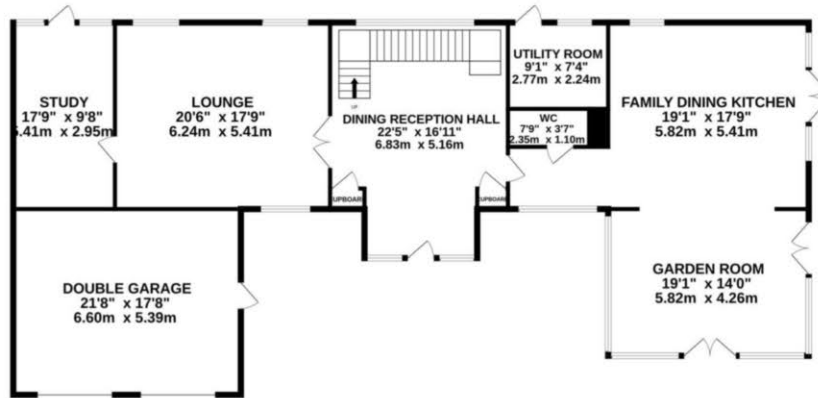
Band: G

VIEWINGS

Viewing strictly by appointment through the Agents.

FLOORPLAN

GROUND FLOOR
2038 sq.ft. (189.3 sq.m.) approx.



1ST FLOOR
1519 sq.ft. (141.1 sq.m.) approx.



TOTAL FLOOR AREA : 3557 sq.ft. (330.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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