GASCOIGNE HALMAN

PARK GATE BARN, GLASTONBURY DRIVE, POYNTON.
SK12 1EL

THE AREAS LEADING ESTATE AGENT

PARK GATE BARN, GLASTONBURY DRIVE, POYNTON. SK12 1EL

OFFERS OVER £1,350,000

AN EXCEPTIONAL & INDIVIDUALLY DESIGNED BARN CONVERSION OFFERING 3900 SQ FT (inc garage) OF ACCOMMODATION in a SEMI-RURAL SETTING yet within CLOSE PROXIMITY to POYNTON VILLAGE and the TRAIN STATION. THREE SEPARATE RECEPTION ROOMS, 37FT OPEN PLAN LIVING DINING KITCHEN, UTILITY ROOM and DOWNSTAIRS WC, FIVE BEDROOMS (THREE WITH EN-SUITE SHOWER ROOMS) and FAMILY BATHROOM. LARGE PRIVATE LANDSCAPED GARDENS to THREE SIDES extending to approximately 0.33 ACRES. ELECTRIC GATED DRIVEWAY and DETACHED DOUBLE GARAGE.

- A STUNNING CONVERTED BARN BLENDING CHARACTER FEATURES WITH CONTEMPORARY LIVING

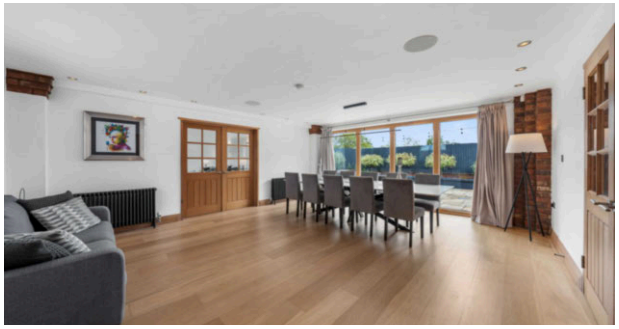
- THREE SEPARATE RECEPTION ROOMS & 37FT OPEN PLAN LIVING DINING KITCHEN

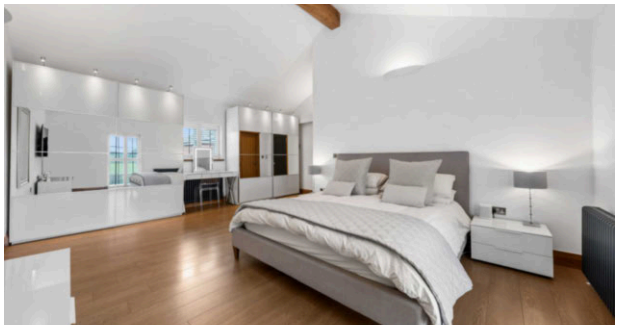
- FIVE DOUBLE BEDROOMS (THREE EN-SUITE SHOWER ROOMS) & FAMILY BATHROOM

- APPROXIMATELY 3900 SQUARE FEET (INC GARAGE)

- SECURE ELECTRIC GATED DRIVEWAY & DOUBLE DETACHED GARAGE

- 1/3 ACRE PLOT OF LANDSCAPED GARDENS OVERLOOKING OPEN COUNTRYSIDE





Park Gate Barn is a magnificent and impeccably presented family residence, showcasing beautifully appointed accommodation of outstanding proportions. Blending the timeless charm of its original barn character with sophisticated contemporary design, this exceptional home delivers luxurious living in a highly private setting. A generous reception hall immediately sets the tone, featuring elegant oak flooring, a striking oak and glass staircase and a large picture window overlooking the attractive courtyard garden. A stylish cloakroom/WC is fitted with a concealed cistern WC and contemporary countertop wash basin. The principal reception spaces have been thoughtfully designed for both family life and entertaining. A formal dining room enjoys a dramatic floor-to-ceiling window framing views of the courtyard garden and opens through double doors to the spectacular main lounge. Extending to approximately 30 feet, this impressive space boasts a vaulted ceiling, a feature multi-fuel stove and bi-fold doors that seamlessly connect the interior to the west-facing gardens beyond.At the heart of the home lies a stunning 37-foot open-plan living dining kitchen. Comprehensively fitted with an extensive range of contemporary high-gloss cabinetry, the kitchen is beautifully complemented by premium Caesarstone work surfaces and matching upstands. A suite of integrated appliances includes an oven, combination oven, steam oven, induction hob with concealed extractor, wine fridge and dishwasher, together with space for an American-style fridge freezer. The substantial central island provides additional storage, whilst the oak waterfall breakfast bar comfortably seats six, creating an ideal gathering space. The room also accommodates a generous lounge area, making it a true focal point of the home. Further ground floor accommodation includes a fully fitted home office, perfect for modern flexible working, together with a practical utility room and separate boiler room.The first floor continues to impress, with vaulted ceilings throughout enhancing the sense of space and character. The landing features attractive exposed beam detailing and a useful laundry cupboard. The superb principal bedroom enjoys a dual aspect with far-reaching views across neighbouring countryside and is complemented by a luxurious en-suite shower room featuring a double walk-in shower, concealed cistern WC and a wall-mounted vanity unit with twin countertop basins. Bedrooms two and three each benefit from stylish en-suite facilities, whilst two further double bedrooms are served by a beautifully appointed family bathroom. Approached via a long private lane, the property enjoys an enviable sense of exclusivity. Secure electric gates open onto an extensive driveway and detached double garage. Occupying a delightful plot of approximately 0.33 acres, the fully enclosed gardens wrap around three sides of the property and enjoy a high degree of privacy, framed by mature hedgerows and fencing. Designed for outdoor entertaining, the west-facing Indian stone terrace features a bespoke bar area and external lighting, creating the perfect setting for summer gatherings and evening relaxation. Beyond lies an immaculate lawned garden, whilst the attractive courtyard garden provides a further secluded seating area with raised sleeper beds and beautifully landscaped surrounds.

Agents note :- Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Employee of Gascoigne Halman

TENURE

FREEHOLD

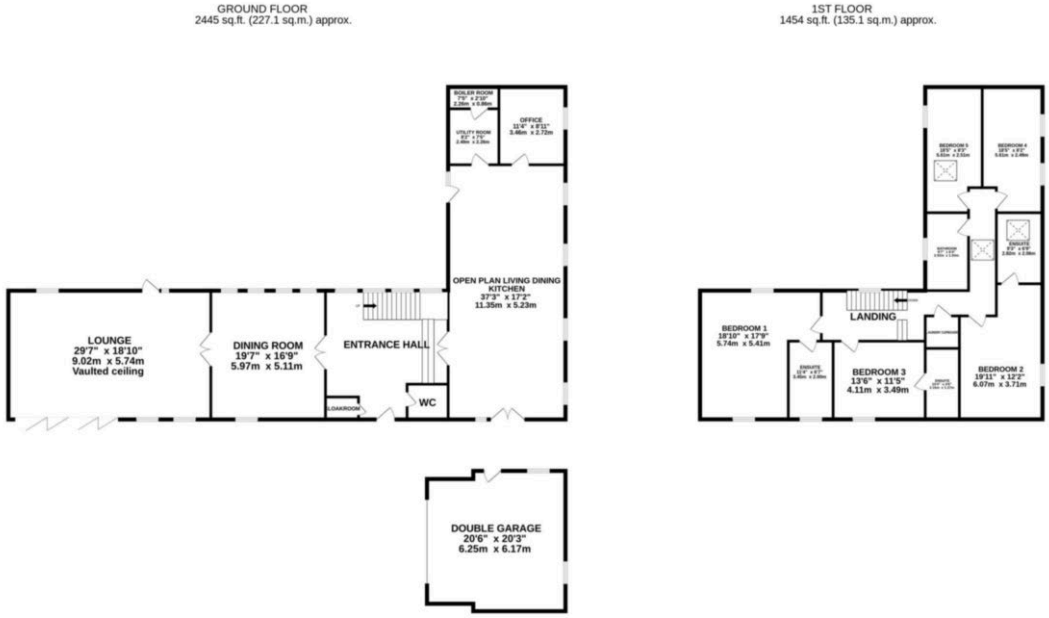
LOCAL AUTHORITY

CHESHIRE EAST COUNCIL COUNCIL TAX BAND G

SERVICES (NOT TESTED)

SERVICES HAVE NOT BEEN TESTED AND YOU ARE ADVISED TO CARRY OUT OUR OWN INSPECTIONS AND/OR ENQUIRES

| FLOORPLAN & EPC



TOTAL FLOOR AREA : 3899 sq.ft. (362.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

POYNTON OFFICE

01625 859888

poynton@gascoignehalman.co.uk

3 Fountain Place, Poynton, Cheshire, SK12 1QX

GASCOIGNE HALMAN