



Andrew J Nowell
& Company

The Corn House Wilmslow Road, Mottram St. Andrew

Guide Price **£795,000**



The Corn House, Wilmslow Road, Mottram St. Andrew, SK10 4QT

Forming part of an exclusive courtyard development in the heart of Mottram St. Andrew, The Corn House is an attractive four-bedroom barn conversion combining period character with spacious, well-balanced accommodation extending to approximately 2,445 sq.ft. Thoughtfully designed throughout, the property retains a wealth of original features, including exposed beams and vaulted ceilings, whilst offering comfortable and versatile living spaces ideal for modern family life.

The welcoming reception hall provides access to two generous reception rooms, offering flexibility for both formal entertaining and everyday living, together with a separate study, ideal for those working from home. To the rear of the property is a spacious dining kitchen fitted with a comprehensive range of units and integrated appliances, complemented by a useful utility room. The adjoining glazed conservatory enjoys lovely views over the rear garden and provides an additional reception space filled with natural light throughout the year. A cloakroom/WC completes the ground floor accommodation.

To the first floor, a spacious galleried landing leads to four well-proportioned double bedrooms. The principal bedroom benefits from fitted wardrobes and an en-suite bathroom, whilst a further bedroom enjoys the advantage of an en-suite shower room. The remaining two bedrooms are served by a family bathroom. Character features continue throughout the first floor, with exposed beams and vaulted ceilings creating a wonderful sense of space and individuality.



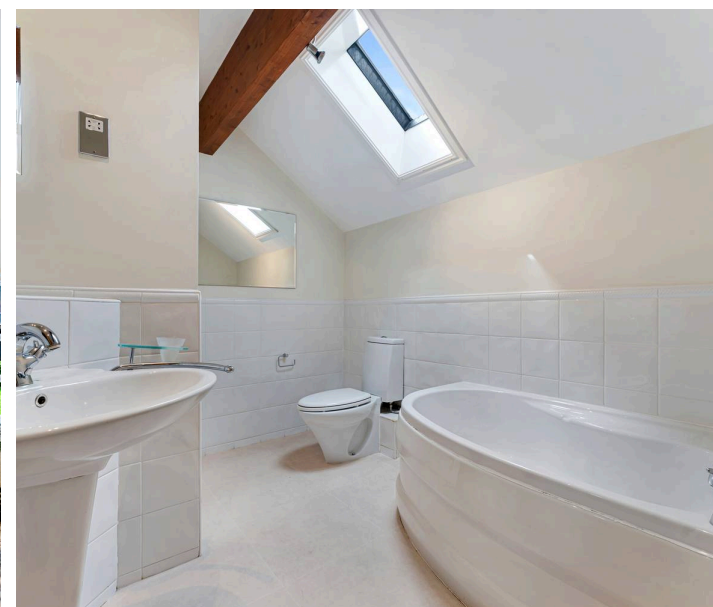
Outside, The Corn House enjoys a private landscaped rear garden, providing an excellent space for outdoor dining and relaxation, together with beautifully maintained communal courtyard gardens. The property also benefits from a detached garage, useful storage room and ample residents' parking. Occupying a sought-after position in the picturesque village of Mottram St. Andrew, The Corn House offers peaceful semi-rural living whilst being conveniently located for Alderley Edge, Wilmslow and Prestbury. Excellent schools, everyday amenities and transport links are all within easy reach, making this an ideal home for families and professionals alike.

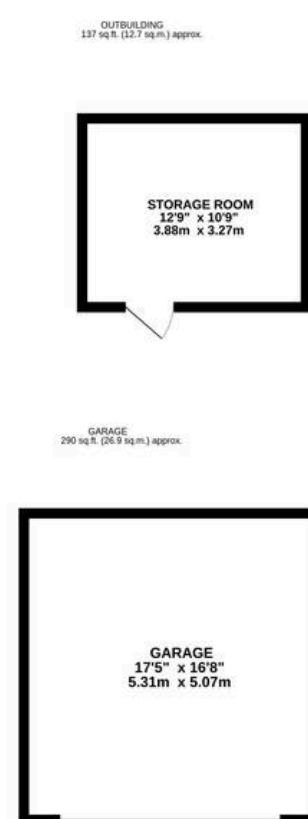
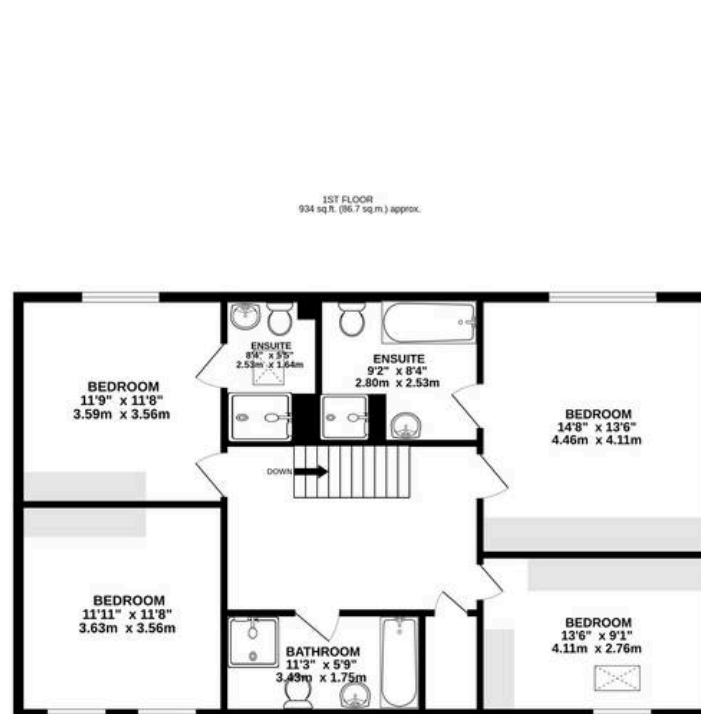
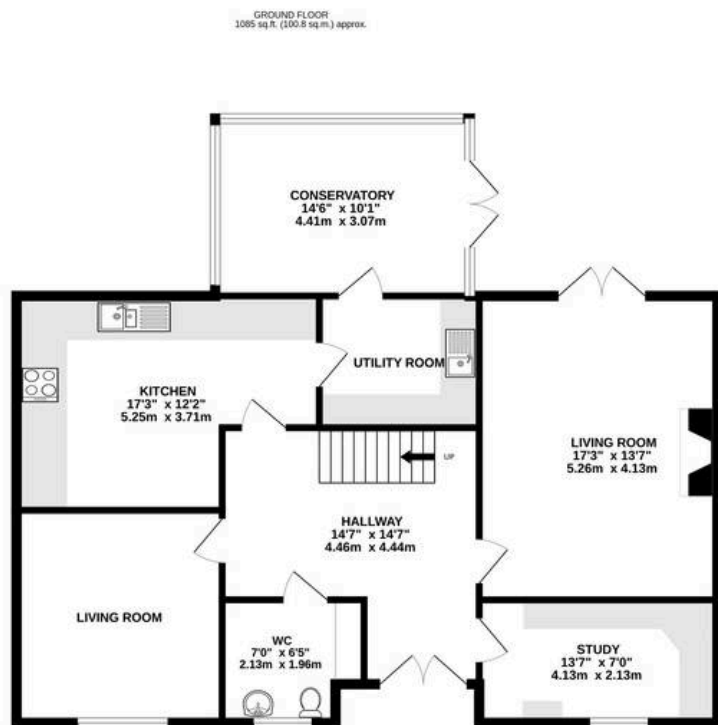
Important Information

- What 3 Words - ///hamsters.taxiprefer
- Council Tax - Cheshire East Band G
- EPC Rating - B (85/94)
- Tenure - Leasehold - 976 Years Remain
- There is a covenant preventing renting the property for a period less than 12 months.
- Rent Charge - £1
- Annual Service Charge - £4996.43 / annum
- Heating: Gas Fired Central Heating
- Services: Mains Gas, Electric, Water & Drainage
- Parking: Driveway & Garage
- Flood Risk*: Very Low risk of flooding
- Broadband**: Standard broadband available at the property
- Mobile Coverage**: Mobile coverage with main providers (EE, O2, Three & Vodafone) limited coverage indoors with Three and EE, good outdoor.

* Information provided by [GOV.UK](https://www.gov.uk)

** Information provided by Ofcom checker.





TOTAL FLOOR AREA : 2445 sq.ft. (227.2 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.

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The Agent has not tested any fixtures, fittings, equipment, or services and cannot confirm they are in working order. Property details are provided by the vendor, and the Agent accepts no liability for errors. A purchase through the agency will incur an administration fee covering Anti-Money Laundering (AML) checks, identity verification, and ongoing compliance monitoring.