

# EMBER ESTATES



Over Alderley,  
Cheshire  
£2,000 000

## The Hayloft

Set on the site of a historical dairy farm, this redeveloped farmstead has been brought back into use by renowned local developer, Rubicon Homes, featuring three beautiful bespoke dwellings with landscaped gardens and additional landholding available subject to negotiation.

Old and new blend perfectly at The Hayloft to reveal a spacious, thoughtfully converted barn set in the sought after location of Over Alderley. With National Trust properties and woodland walks on the doorstep, The Hayloft enjoys a delightful aspect with stunning open views. The architectural layout gives thought to the south facing living areas, whilst the master suite makes the most of the rural setting.



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## The Hayloft

### The Ground Floor:

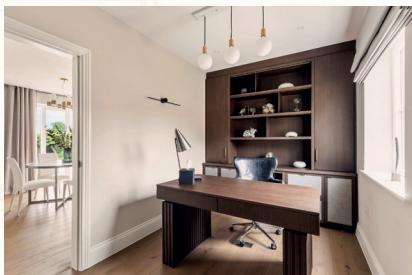
From the welcoming hallway, you'll find a galleried staircase, spacious cloakroom area with outdoor access and entry into the kitchen, situated in the heart of the home.

The bespoke open plan kitchen-diner has been well thought out with central island and banquette seating, induction hob, Quooker tap, wine cooler, full height integrated fridge freezer plus warming drawer.

Off the kitchen to one side, via double crittall doors, lies the bright family room complete with bespoke joinery and large fireplace. The dual garden aspect leads onto the patio through both French and bifold doors.

The second reception room allows flexibility as either a media room or play room with French doors opening onto the patio and the third reception room lies open to the kitchen for use as either more lounge space or formal dining and leads directly onto the lawned gardens.

The ground floor also benefits from a large boot and utility room, fully fitted, plumbed for laundry and essential for family living alongside the downstairs W/C.



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Disclaimer - Images on this page are from developers previous developments

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### **The First Floor:**

The duel aspect master suite is complemented by a fitted walk-in-wardrobe and luxury en-suite bathroom.

Bedroom 2 also benefits from it's own en-suite including free-standing bath, walk-in shower and concealed cistern W.C.

Bedrooms 3 and 4 enjoy self-contained sleeping areas with walk-through dressing areas that leads into en0suite bathroom, again offering wet room showers and concealed cistern W/Cs.

contains a separate fitted dressing room and luxury en-suite bathroom. Bedrooms 2,3 and 4 all benefit from their own en-suite bathrooms.



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### **The Outdoors:**

Approached by a resin set driveway and electric gates, the frontage allows parking for a number of vehicles, plus access to the double garage and gardens. To the rear of the property is a south-westerly facing entertainment courtyard gardens with a sunken hot tub area and the option of a fully fitted outdoor kitchen,

The garage building holds roomy office accommodation above the separate entrance and the gardens themselves are laid in keeping with the rural surroundings.

A stunning conversion with an architectural flow which lends itself perfectly to rural family living, blended with the upside of urban proximity.

3,600 square feet

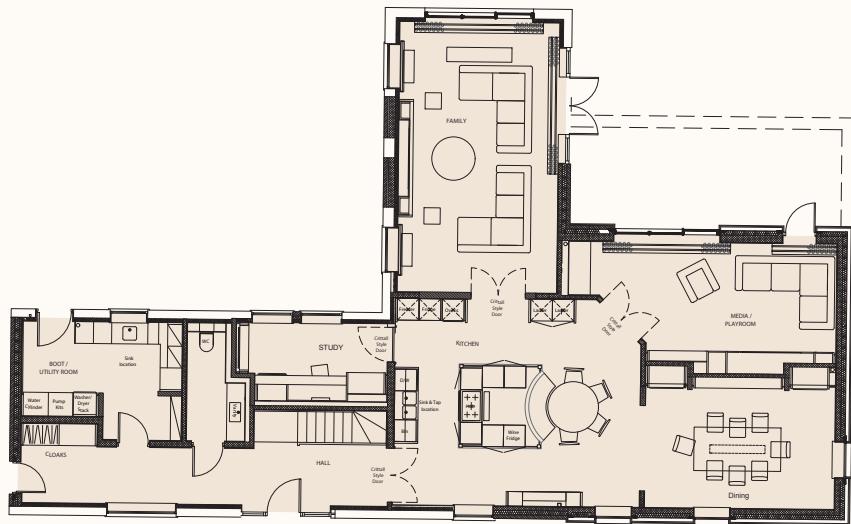
### **Location:**

Alderley Edge: 2.5 miles  
Prestbury: 2.5 miles  
Macclesfield: 4 miles  
Manchester: 18 miles

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## The Hayloft

### GROUND FLOOR



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## The Hayloft

### FIRST FLOOR

