

The Barn, Carr Field Farm, Alderley Edge



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AN ATTRACTIVE AND SPACIOUS CONVERTED BARN SET IN LARGE MATURE SECLUDED GROUNDS WITH OPEN VIEWS BEYOND.

Carrfield Barn is located in a highly desirable and sought after rural location at the end of a long private driveway off Chelford Road, Alderley Edge. The village is within 5-10 minutes walk. Alderley Edge village offers a good range of shopping for day to day needs including Waitrose supermarket, stylish boutiques and fine restaurants. The area is renowned for its excellent schooling and variety of wonderful walks including The Edge which is a delightful beauty spot of historical importance. The motorway network system is within easy access as is Manchester International Airport, local and commuter rail links to Manchester and London.

The Barn has been carefully and sympathetically renovated with the adjoining farm house by Alderley Homes. The Barn offers well balanced, spacious versatile accommodation linked with high quality fittings. Features of note on the ground floor include 3 principal reception rooms, living dining kitchen with quality natural wood units and deep granite work surfaces with french doors leading to the rear garden. In addition there is a utility room and cloakroom with wc. To the first floor there are 5 spacious bedrooms, 3 with en-suite bathrooms and a further family bathroom. The property benefits from a comprehensive gas heating system and

double glazing. To fully appreciate the full charm and appeal a personal inspection is strongly recommended.

DIRECTIONS SK9 7TQ

From our Alderley office proceed out of the village on the main London Road (A34) towards Wilmslow. After passing over the railway bridge take the first turning on the left into Ryleys Lane. Continue along Ryleys Lane which becomes Chelford Road and after a short distance, turn right into the long private driveway to Carrfield Barn and Farm. Proceed to the end of the driveway (approximately .2 of a mile) to the wrought iron gates, through the courtyard of the farm to the far courtyard of the Barn.

In further detail the accommodation comprises:-

From the brick front courtyard there is a glazed and panelled front door leading to entrance vestibule with ceramic tiled flooring, low voltage down lighting, built in cloaks cupboards. Natural oak front door leading to entrance hall.

ENTRANCE HALL

With ceramic tiled floor, low voltage down lighting.

CLOAKROOM

With hanging fittings, central heating radiator, ceramic tiled floor, wall mounted wash basin with tiled splash back, and low level wc.

SITTING ROOM/FAMILY ROOM 19'2 x 18'4 (5.84m x 5.59m)

With natural polished oak flooring, low voltage down lighting, natural beam and central heating radiator. Stable door to the front courtyard.

OFFICE/STUDY 19'2 x 11'7 (5.84m x 3.53m)

With polished oak flooring and central heating radiator, low voltage down lighting and fitted shelving.

DINING KITCHEN 23' x 18'10 (7.01m x 5.74m)

With ceramic tiled flooring, attractive natural wood base and wall units, deep granite work surfaces incorporating stainless steel double bowl sink unit with mixer tap, integrated appliances including Smeg range brushed steel double oven with 5 ring gas hob with extractor hood above, integrated dishwasher, recess with AEG brushed steel American style fridge freezer with ice making machine. Central island with breakfast bar and matching units and matching granite worksurface with integrated AEG microwave.

DINING AREA

With polished oak flooring, 2 central heating radiators, double french doors to outside.

INNER HALLWAY

With staircase leading to the first floor. Central heating radiator and 2 storage cupboards.

PRINCIPAL DRAWING ROOM 29'6 x 15'6 (8.99m x 4.72m)

With traditional style stone fireplace, 2 central heating radiators, low voltage down lighting, french doors to side patio and a stable door to outside.

FIRST FLOOR

Landing with low voltage down lighting.

MASTER BEDROOM 19'6 x 14'3 (5.94m x 4.34m)

With vaulted ceiling, attractive arched and circular window and a central heating radiator.

WALK IN DRESSING ROOM

With open wardrobes with hanging fittings and shelving.

BATHROOM EN-SUITE

With traditional style fittings with Spa bath with chrome mixer tap, twin vanity wash hand basins with chrome mixer tap and cupboards and drawers below, bidet, low level wc with integrated cistern, fully tiled shower cubicle with glass door and power shower fittings, central heating towel rail, ceramic tiled walls and floor, shaver socket and fitted mirror.

INNER LANDING

With central heating radiator.

BEDROOM TWO/GUEST BEDROOM 18'5 x 9'9 (5.61m x 2.97m)

With dressing area with built-in double wardrobe, 2 circular windows and central heating radiator.

SHOWER ROOM EN-SUITE

With fully tiled shower cubicle with chrome fittings and glass door, pedestal wash and hand basin with chrome mixer tap, low level wc, central heating radiator and tiled floors.

BEDROOM THREE 19'3 x 11'7 (5.87m x 3.53m)

With 2 central heating radiators, built-in double wardrobe and a circular window.

FAMILY BATHROOM

With tiled panelled bath with chrome shower above with glass shower screen with tile surround. Vanity wash and hand basin with natural wood cupboard below, low level wc, central heating towel rail and part tiled walls.

BEDROOM FOUR (OFF THE MAIN LANDING) 12'5 x 12'1 (3.78m x 3.68m)

With ¾ height ceiling with exposed beams, central heating radiator and built-in walk in dressing room with hanging fittings.

BEDROOM FIVE/GUEST SUITE 2) 16'6 x 11'7 (5.03m x 3.53m)

With central heating radiator, dressing room recess with built-in double wardrobe.

BATHROOM EN-SUITE

With tiled panelled bath, vanity wash and hand basin with chrome mixer tap with cupboard below, low level wc, fully tiled shower cubicle with glass door and chrome shower fittings,

part tiled walls, shaver socket, central heating towel rail and central heating radiator.

OUTSIDE

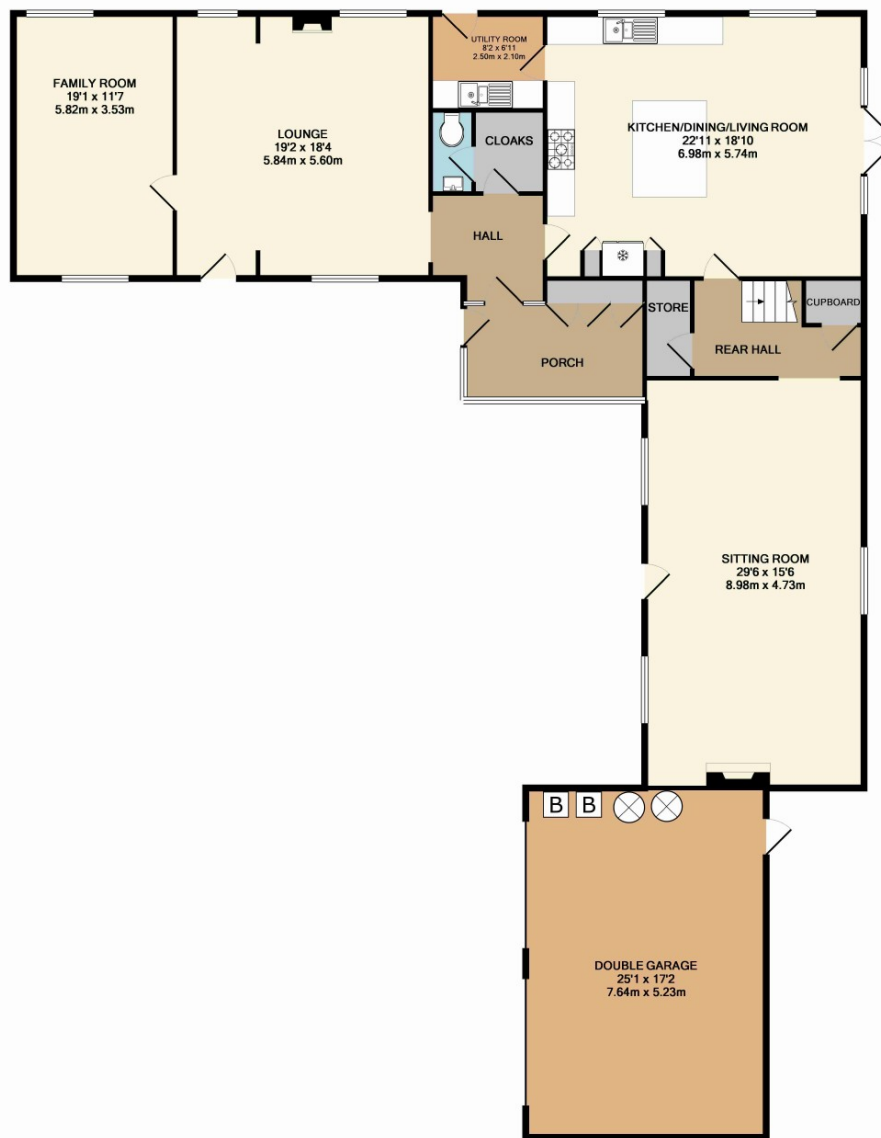
The property is approached off Chelford Road via a long sweeping driveway which leads to a electrically operated wrought iron gates through the courtyard of the farm house to the Barn's own walled brick set courtyard providing good parking facilities.

ATTACHED BRICK GARAGE 25' x 17' (7.62m x 5.18m)

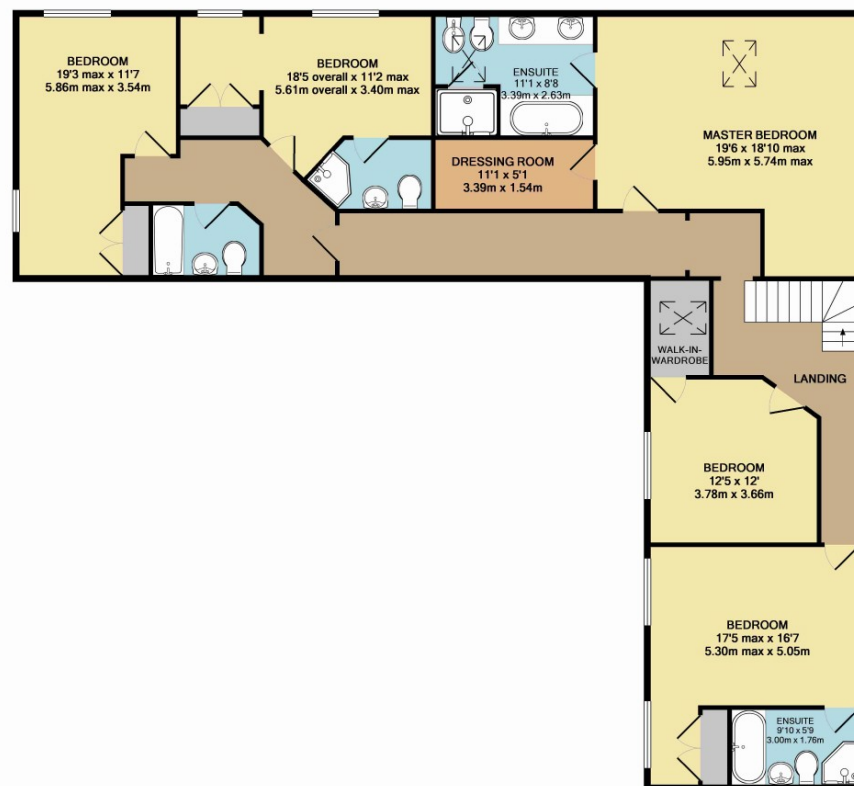
With twin electrically operated up and over doors, rear personal door, twin Valiance wall mounted gas central heating boilers and twin Megaflo hot water cylinders.

All electrical appliances, the heating system and wiring have not been tested therefore we cannot verify whether they are in working order.

VACANT POSSESSION UPON
COMPLETION



GROUND FLOOR
APPROX. FLOOR
AREA 212.1 SQ.M.
(2283 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 161.4 SQ.M.
(1737 SQ.FT.)

TOTAL APPROX. FLOOR AREA 373.5 SQ.M. (4021 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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