

4 Whirley Barn, Whirley Road, Macclesfield
Asking Price £435,000



Andrew J Nowell
& Company

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A CHARMING CONVERTED BARN IN A DELIGHTFUL SEMI-RURAL LOCATION WITH OPEN ASPECT OFFERING WELL-BALANCED ACCOMMODATION.

A charming converted barn in a delightful semi-rural location with open aspect offering well-balanced accommodation. Reception hallway, cloakroom, lounge dining room, kitchen, gym/office, 3 bedrooms, study/occasional bedroom 4, family bathroom, shower room en-suite. Attached garage.

Whirley Barns are a delightful development of four converted barns located within five to ten minutes from Alderley Edge village. The semi-rural location enjoys wonderful open views and local walks. The village of Alderley Edge offers a good range of shopping, educational and recreational facilities with a wealth of quality restaurants. The motorway network system, Manchester International Airport, local and inter-city rail links are close at hand.

Whirley Barn development comprises of four attached barns which have been tastefully and sympathetically converted, offering well-balanced, spacious accommodation and enjoying many of the original period features. Number 4 is located on the end with a charming, secluded garden and open outlook. Features of particular note include the vaulted ceilings with exposed beams and trusses, natural wood polished flooring and exposed natural brick. The principal lounge dining room has period stone open fireplace and French doors leading to the garden. The kitchen has quality base and wall units, integrated appliances and also enjoys a wonderful outlook across the garden and hills beyond. In addition, on the ground floor there is a reception hallway, gym/office and cloakroom with wc.

To the first floor there are three good sized bedrooms, master suite with mezzanine with occasional bedroom four/office, two bathrooms, one en-suite. The property has a considerable amount of charm and appeal and a

personal inspection is strongly recommended.

DIRECTIONS

From our Alderley Edge office proceed out of the village on the main London Road (A34) in a southerly direction. Almost immediately opposite Natwest turn left into Macclesfield Road (B5087) towards Macclesfield. Continue up Macclesfield Road past the Wizard Inn and after approximately 1.5 miles, where the road bends sharply to the left by the Old Smithy, turn right into Birtles Lane. Take the first turning left into Wrigley Lane. Continue to the bottom of Wrigley Lane, turning left into Whirley Road. Continue along Whirley Road for approximately 0.5 miles and Whirley Barn will be found on the right hand side.

In further detail the accommodation comprises:

Natural wood panelled door leading to

RECEPTION HALLWAY

With stone flagged flooring, natural polished oak staircase leading to the first floor, detailed exposed brick walls and exposed natural beams, central heating radiator.

CLOAKROOM

With polished oak flooring, central heating radiator, wall mounted wash basin with chrome mixer tap and tiled splashback, central heating radiator, downlighting.

LOUNGE DINING ROOM 25'4 x 19'4 (7.72m x 5.89m)

With natural wood wide polished flooring, period stone fireplace with brick inset, stone hearth and open grate, exposed natural beams, feature exposed natural brick wall. Double French doors to rear garden, three central heating

radiators.

KITCHEN 12'5 x 7'10 (3.78m x 2.39m)

With natural wood wide polished flooring, traditional-style base and wall units, worksurfaces, deep ceramic sink with mixer tap, plumbing for washing machine, Plumbing for dishwasher, brushed steel electric oven, four ring gas hob with extractor hood above, part-tiled walls, exposed beams, downlighting, wall-mounted central heating radiator.

GYM/OFFICE 9'8 x 8'6 (2.95m x 2.59m)

With double French doors to rear garden. Door to attached garage.

FIRST FLOOR

Which is approached from the reception hallway.

LANDING

With central heating radiator.

BEDROOM ONE 16'2 x 12'5 (4.93m x 3.78m)

With vaulted ceiling with exposed beams and trusses, natural wood staircase leading to upper mezzanine, exposed brick wall.

SHOWER ROOM EN-SUITE

With fully tiled shower cubicle with chrome wall-mounted shower fittings and glass door, tiled floor, wall-mounted wash basin with chrome mixer tap, low level wc, central heating radiator, shaver socket, chrome central heating towel rail, downlighting.

UPPER MEZZANINE

STUDY/OCCASIONAL BEDROOM FOUR 19'6 x 12'4 (5.94m x 3.76m)

With exposed natural beams, central heating radiator, wall-mounted gas central heating boiler.

BEDROOM TWO 16'1 x 9'8 (4.90m x 2.95m)

With central heating radiator, downlighting.

BEDROOM THREE 11'7 x 9'7 (3.53m x 2.92m)

With downlighting.

FAMILY BATHROOM

With contemporary-style fittings with panelled bath with tiled surround and chrome shower above with glass shower screen, low level wc, pedestal wash hand basin with chrome mixer tap, chrome central heating towel rail, tiled flooring.

OUTSIDE

This charming development is approached via a gravel driveway providing good parking facilities bordered by brick walling. Charming rear garden bordered by stone walling with lawn and patio area enjoying wonderful open views across the surrounding countryside and hills beyond.

ATTACHED GARAGE 10'7 x 9'1 (3.23m x 2.77m)

With double doors.

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

VACANT POSSESSION UPON COMPLETION

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