

## Sunny Brook Barn South, Catchpenny Lane, Lower Withington



Andrew J Nowell  
& Company

[www.andrewjnowell.co.uk](http://www.andrewjnowell.co.uk)

## Sunny Brook Barn South, Catchpenny Lane, Lower Withington

A TASTEFULLY CONVERTED AND REMODELLED ATTACHED BARN LOCATED IN A DELIGHTFUL ELEVATED RURAL SETTING WITH OPEN SOUTHERLY VIEWS ACROSS THE SURROUNDING COUNTRYSIDE.

The property occupies a highly desirable and sought-after elevated location with wonderful open southerly views across the surrounding countryside. Lower Withington is a delightful rural area with wonderful local walks and is within ten to fifteen minutes' drive of the centres of Alderley Edge, Wilmslow, Knutsford and Macclesfield. These centres offer an excellent 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.

Sunny Brook Barn South has been carefully and sympathetically renovated and restored by the current owner, offering spacious well-balanced accommodation with quality fittings and many original features retained. On the ground floor, the reception dining hall has impressive double height vaulted ceiling with exposed beams and turning flight staircase leading to the galleried landing. There is a large drawing room off with fireplace with cast iron multi-fuel stove. The living kitchen has bespoke, traditional-style painted units, Aga and integrated appliances. There is a further study and utility room. To the first floor there are four generous bedrooms, master suite with wet room off, family bathroom and separate

wc. The ceilings to the first floor are all vaulted with exposed beams and trusses. The property benefits from a comprehensive oil fired central heating system and double glazing and to fully appreciate the charm and appeal a personal inspection is highly recommended.

### DIRECTIONS

From our Alderley Edge office proceed out of the village on the main London Road (A34) towards Wilmslow. After passing over the railway bridge take the first turning left into Ryleys Lane. Continue along Ryleys Lane which becomes the Chelford Road and after approximately 2 miles, once reaching the Chelford Roundabout proceed straight across towards Holmes Chapel on the A535.

Continue along this road towards Holmes Chapel and after approximately a further 2 miles, having navigated the sharp left hand bend with the turning to Jodrell Bank, take the next turning left into Catchpenny Lane.

Continue down Catchpenny Lane and where the road narrows, the driveway for Sunny Brook Barn South will be found on the left hand side. Continue up the long driveway, past the farmhouse on the left hand side and the driveway for Sunny Brook Barn South will be found on the right.

In further detail the accommodation comprises:

### RECEPTION DINING HALL 17' x 11'6 (5.18m x 3.51m)

With turning flight staircase to the first floor, understairs storage cupboard, exposed beams. Galleried landing extended to vaulted ceiling with further exposed beams, central heating radiator, natural oak polished flooring, downlighting.

### STUDY 11'2 x 6' (3.40m x 1.83m)

With central heating radiator, downlighting.

### PRINCIPAL LOUNGE 18'6 x 15'10 (5.64m x 4.83m)

With attractive natural brick fireplace with stone hearth and wooden mantle with cast iron multi-fuel stove, large picture window to the front, central heating radiator.

### LIVING KITCHEN 17' x 16'4 (5.18m x 4.98m)

With tiled flooring, bespoke traditional-style painted solid base and wall units with deep granite work surface, deep ceramic Belfast sink with chrome mixer tap, Aga, integrated appliances including dishwasher, Gaggenau larder-style fridge freezer with ice making machine, matching dresser unit, downlighting, central heating radiator, bi-folding doors to front stone flagged patio.

### UTILITY ROOM/REAR PORCH 12'1 x 5'3 (3.68m x 1.60m)

With matching traditional-style painted bespoke units, natural wood work surfaces, stainless steel sink, central heating radiator, tiled floor, downlighting, stable door to outside.

### **CLOAKROOM**

With low level wc, wall mounted wash basin with tiled splashback, tiled floor, central heating radiator, downlighting.

### **FIRST FLOOR**

Which is approached from the reception hallway via a turning flight staircase.

### **GALLERIED LANDING**

With central heating radiator.

### **MASTER BEDROOM ONE 12'5 x 11'6 (3.78m x 3.51m)**

With vaulted ceiling with exposed beams and trusses, attractive arched window, central heating radiator.

### **WET ROOM/SHOWER ROOM EN-SUITE**

With shower cubicle with chrome fittings and glass door, low level wc, vanity wash hand basin with chrome mixer tap, chrome central heating towel rail, tiled floor, built-in cupboards.

### **BEDROOM TWO (L SHAPED) 12'5 x 11'4 (3.78m x 3.45m)**

With central heating radiator, exposed beam, downlighting.

### **FAMILY BATHROOM**

With contemporary-style fittings. Panelled bath with chrome mixer tap, pedestal wash

hand basin, shower cubicle with chrome shower head and further hand held chrome shower with curved glass doors, tiled flooring, vaulted ceiling, downlighting.

### **SEPARATE WC**

Low level wc with integrated cistern, pedestal wash hand basin with chrome mixer tap, tiled floor, built-in airing cupboard with lagged cylinder with immersion and cupboard below.

### **BEDROOM THREE 12'10 x 9'9 (3.91m x 2.97m)**

With vaulted ceiling with exposed beams and trusses. Central heating radiator.

### **BEDROOM FOUR 16'8 x 9'5 (with deep door recess) (5.08m x 2.87m (with deep door recess))**

With central heating radiator, vaulted ceiling with exposed beams and trusses.

### **OUTSIDE**

The property is approached through double natural wood gates with a gravel driveway offering excellent parking facilities and leading to

### **HERITAGE-STYLE DOUBLE GARAGE 4m x 4m (13'1" x 13'1")**

The front garden is laid out to lawn with hedging and fencing. The residue of the land is laid out to a front paddock. Delightful southerly views across the surrounding countryside.

### **OUTSIDE BOILER HOUSE**

Containing oil fired central heating boiler.

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

8 London Road, Alderley Edge, Cheshire, SK9 7JS

Email: [mail@andrewjnowell.co.uk](mailto:mail@andrewjnowell.co.uk)

T 01625 585905  
[www.andrewjnowell.co.uk](http://www.andrewjnowell.co.uk)

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