

## White Rose Barn, Lapwing Lane, Lower Withington



Andrew J Nowell  
& Company

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# White Rose Barn, Lapwing Lane, Lower Withington

A CHARMING CONVERTED LINKED BARN ORIGINALLY DEVELOPED BY PH PROPERTY HOLDINGS IN A QUIET RURAL LOCATION WITH DELIGHTFUL OPEN SOUTHERLY OUTLOOK

White Rose Barn occupies a highly desirable and sought-after quiet location in a select small development. The property is located at the end of a long private driveway and offers wonderful open southerly views across the surrounding countryside and the nearby lake. Lower Withington is a delightful rural area with scenic country walks, but conveniently situated within ten to fifteen minutes' drive to the centres of Alderley Edge, Wilmslow, Knutsford and Macclesfield. These centres offer an excellent range of shopping, educational and recreational facilities as well as a wealth of quality restaurants. The motorway network system, Manchester International Airport, local and inter-city rail links are close at hand.

This charming property was originally developed to an exceptionally high standard by PH Property Holdings, offering well-balanced, spacious, versatile accommodation. Features of particular note on the ground floor include natural oak panelled internal doors with chrome fittings, and an impressive reception dining hall with polished oak flooring and double doors opening onto an attractive walled courtyard. A spacious L-shaped drawing room benefits from triple aspect windows, and the welcoming kitchen/family room provides bespoke

contemporary high gloss fittings with integrated appliances and an adjoining utility/boot room. To the first floor, the galleried landing leads to four good sized bedrooms and three bathrooms, including two en-suite, with contemporary-style Villeroy & Boch bathroom fittings and limestone tiling. The property is warmed by a comprehensive oil fired central heating system. A personal inspection is highly recommended to fully appreciate this appealing home.

## 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 (B5359) towards Chelford. Continue along Ryleys Lane which becomes Chelford Road. After approximately 2 miles, once reaching the Chelford Roundabout, proceed straight across towards Holmes Chapel (A535). Proceed past St John the Evangelist's Church, then take the 2nd turning left into Lapwing Lane. On Lapwing Lane, after navigating the sharp right-hand bend, turn left into the 2nd driveway. White Rose Barn will be found straight ahead at the end of the long driveway.

In further detail the accommodation comprises:

Natural panelled oak front door leading to

## RECEPTION DINING HALL 23'5 x 17'2 (7.14m x 5.23m)

With natural polished oak flooring, double French doors to charming walled rear courtyard, turning flight staircase to the first floor with oak balustrade and spindles, two central heating radiators with covers, under stairs cloaks cupboard.

## CLOAKROOM

With low level wc, wall mounted wash basin, limestone tiled floor and walls, downlighting.

## STUDY 10' x 9'10 (3.05m x 3.00m)

With central heating radiator.

## DRAWING ROOM (L Shaped) 27'3 x 20' (max) (8.31m x 6.10m (max))

Contemporary style living flame gas fire, two central heating radiators.

## KITCHEN/FAMILY ROOM (L Shaped) 27'2 x 19'2 (8.28m x 5.84m)

With limestone tiled flooring, double French doors to patio and garden, quality bespoke high gloss contemporary base and wall units, deep granite and natural wood work surfaces, integrated appliances including Rangemaster brushed steel range oven with 5 ring induction hob, extractor hood above, brushed steel Neff electric oven and matching microwave,



integrated fridge and separate freezer, central island incorporating breakfast bar, integrated Neff dishwasher, stainless steel sink and chrome mixer/spray tap, downlighting, two central heating radiators with covers.

### **UTILITY/BOOT ROOM 10'5 x 6'8 (3.18m x 2.03m)**

With contemporary style base and wall units, work surfaces, stainless steel single drainer sink unit with mixer tap, plumbing for washing machine, space for dryer, central heating radiator, Potterton oil fired boiler, door to courtyard.

### **FIRST FLOOR**

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

### **GALLERIED LANDING**

With downlighting, central heating radiator.

### **MASTER BEDROOM ONE 19'8 x 17'2 (5.99m x 5.23m)**

With central heating radiator, delightful open southerly views, bespoke fitted furniture providing dressing table, cupboards, drawers, and TV cabinet, built-in wardrobe/airing cupboard with pressurised Heatrae Sadia Megaflo water cylinder, and electric immersion heater.

### **BATHROOM EN-SUITE**

Villeroy & Boch fittings with panelled bath, wall mounted wash basin with chrome mixer tap, low level wc with integrated cistern, corner shower cubicle with curved glass doors and chrome shower fittings, chrome heated towel

rail, downlighting, shaver socket, limestone tiled floor and walls.

### **BEDROOM TWO (Currently used as a dressing room) 9'1 x 8'10 (2.77m x 2.69m)**

With central heating radiator.

### **FAMILY BATHROOM**

With Villeroy & Boch fittings with panelled bath, low level wc with integrated cistern, wall mounted wash basin with chrome mixer tap, fully tiled shower cubicle with glass door and chrome fittings, limestone tiled floor and walls, shaver socket, chrome central heating towel rail.

### **BEDROOM THREE 11' x 10'9 (3.35m x 3.28m)**

With bespoke fitted wardrobes, central heating radiator.

### **BEDROOM FOUR/GUEST BEDROOM 17'5 x 17'2 (5.31m x 5.23m)**

With bespoke fitted wardrobes, two central heating radiators.

### **SHOWER ROOM EN-SUITE**

Villeroy & Boch fittings with fully tiled shower cubicle with chrome fittings and glass door, wall mounted wash basin with chrome mixer tap, low level wc with integrated cistern, limestone tiled floor and walls, shaver socket, chrome heated towel rail.

### **OUTSIDE**

The property is approached over a long private tarmac driveway edged with stone sets. There is a gravelled private parking area for 4

cars, while borders of shrubs, trees and lawn complement the front elevation. Wrought iron gates lead to a gravelled side courtyard providing additional parking, and access to the oil storage tank and

### **DETACHED DOUBLE GARAGE 22'6 wide x 19'10 deep (6.86m wide x 6.05m deep)**

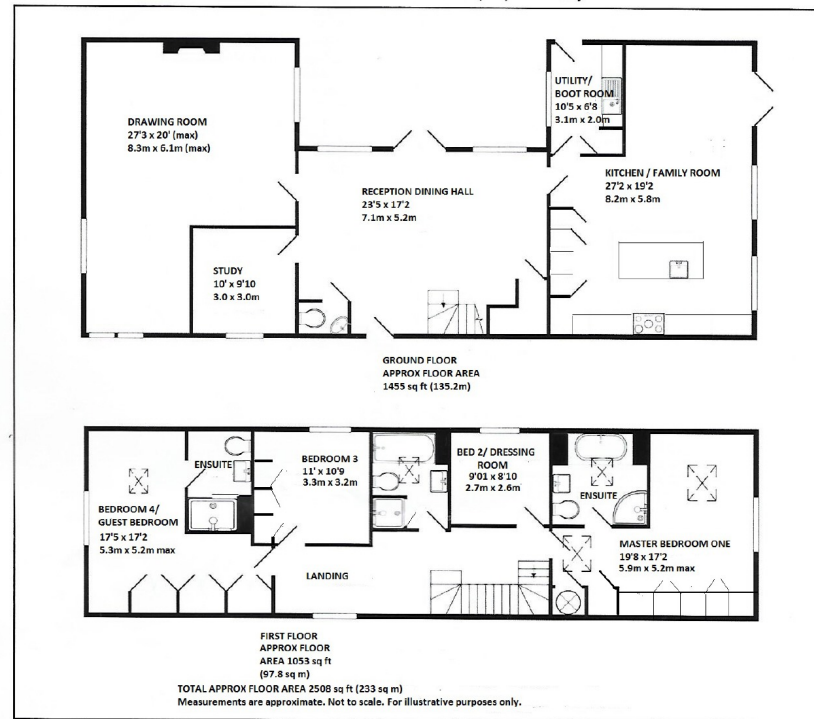
With twin electrically operated up-and-over doors, light, water and power.

A stone flagged pathway passes through the charming rear walled courtyard with water feature and shrubs and continues to the attractive mature garden with southerly open aspect, stone flagged patio, lawn, trees, shrubs and hedging.

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

VACANT POSSESSION UPON  
COMPLETION

FLOOR PLANS  
Not to Scale. For illustration purposes only.



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