



2 Home Farm Barns

Henbury

Andrew J Nowell
& Company



2 Home Farm Barns, School Lane, Henbury, SK11 9PH

An attractive barn conversion situated in a unique development of just 9 dwellings set in this charming quiet, secluded location with wonderful open views.

- Rural location
- Open plan living
- Stunning views
- Character features

Home Farm Barns occupies a highly desirable and sought after quiet rural location in this charming setting enjoying wonderful open views across the surrounding countryside and the adjoining paddock/nature area.

Number two has a wealth of charm and character including original beams and vaulted ceilings. The solid oak front door opens into the entrance hall with two-storey height windows flooding this home with light. Off the entrance hall is the sitting room, cloakroom WC and a superb living dining kitchen with contemporary SieMatic units and integrated appliances. There is a utility room off the kitchen.

To the first floor there is a built in office/study area. The principle bedroom suite has dressing area and en-suite bathroom, there are two further double bedrooms both with en-suites.

Externally the development is approached via a sweeping gravel driveway with electrically operated five bar gate. There is ample visitors and residents parking. To the front is a delightful communal courtyard laid out to gravel with stone flagging and central fountain with box hedging. The formal secluded gardens are to the rear with flagged patio and lawn, with mature borders and shrubs. There is also a further meadow area bordered with wildflowers and shrubs, including an informal seating area for firepit and barbeque.





Important Information

Council Tax – F

EPC Rating – D

Heating: Biomass Fired Central Heating

Services: Mains Electric & Water, Drainage via septic tank

Parking: Driveway

Tenure – Leasehold (900yrs remaining)
Ground Rent - £654.54 per annum
Service Charge - £1,036.40

What 3 Words – /// pokes.expert.incoming

Flood Risk*: Low risk of flooding

Broadband**: Ultrafast broadband available at the property

Mobile Coverage**: Mobile coverage with main providers (EE, O2, Three & Vodafone). Limited coverage indoors with EE & Three

* Information provided by GOV.UK

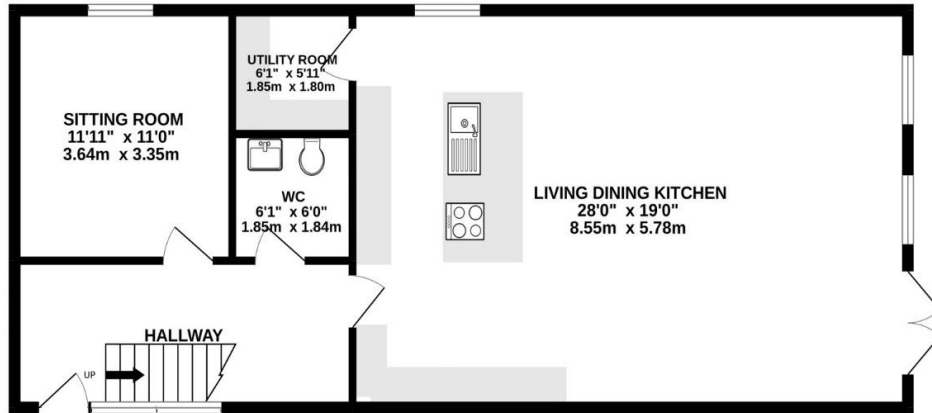
**Information provided by Ofcom checker.

The information isn't guaranteed. Andrew J Nowell take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

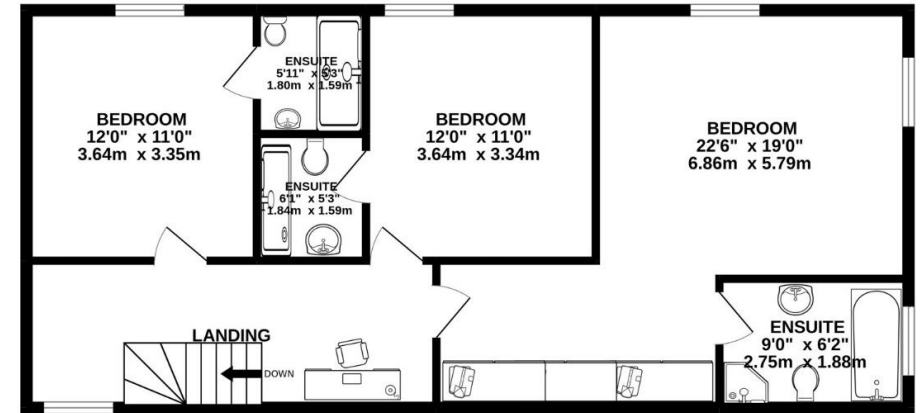
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The village of Henbury has a period church, local Public House and wonderful local walks. The more comprehensive centres of Alderley Edge, Wilmslow and Macclesfield are within easy reach offering an excellent range of shopping, educational and recreational facilities including shopping, local supermarkets, stylish boutiques and fine restaurants.

GROUND FLOOR
856 sq.ft. (79.5 sq.m.) approx.



1ST FLOOR
799 sq.ft. (74.2 sq.m.) approx.



TOTAL FLOOR AREA : 1655 sq.ft. (153.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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