

# Pipistrelle Barn

Alderley Edge



Guide Price £600,000

Andrew J Nowell  
& Company



## Pipistrelle Barn, Mottram Road, Alderley Edge, SK9 7JF

An enchanting Grade II Listed Barn with a unique subterranean extension set within just over 4 Acres.

- Character Features
- Oak Framed Orangery
- Office Area
- No Onward Chain

Pipistrelle Barn is a unique Barn Conversion brimming with original charm and character including exposed beams, brick walls, vaulted ceilings and an Oak framed orangery.

Cleverly extended and remodelled by the current owner it boasts over 1,300 sqft of immaculate living space. On the ground floor is a central reception hall which opens through to the living area with log burning stove and the kitchen. The kitchen stands within the striking Oak frames orangery and has contemporary units with large central island with Corian worksurfaces and wooden built in eating area. From the reception hall is a shower room with modern fittings and a spiral staircase leads upwards to a versatile room ideal for use as an office space. The ground floor level has large porcelain tiling and underfloor heating throughout.

This home boasts statement features, in particular the expansive subterranean extension which creates a spacious and versatile bedroom suite. The bedroom area extends to over 30ft and has two large skylights and a set of bi-folding doors opening onto a covered terrace. There is a recently refitted bathroom with sleek high-quality fittings and a utility room.



This unique home has undergone significant remodelling and offers great potential for an incoming purchaser to add their own style to this individual home.

Approached via a sweeping gravel driveway which offers ample off road parking Pipistrelle Barn is set within generous grounds extending to approximately 4.2 acres. The grounds mainly consist of paddock land with an array of mature trees. Situated on the outskirts of Alderley Edge village this unique home blends countryside living with the convenience of village life.

Offered of sale with no onward chain.

### Important Information

What 3 Words – //system.limes.pink

Council Tax – Band F

EPC Rating – Exempt

Tenure – Freehold

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric & Water, Drainage via septic tank (non-compliant with 2020 regs)

Parking: Driveway

The title contains covenants – further information is available from the office.

Flood Risk\*: Very Low Risk of Flooding

Broadband\*\*: Superfast Broadband Available

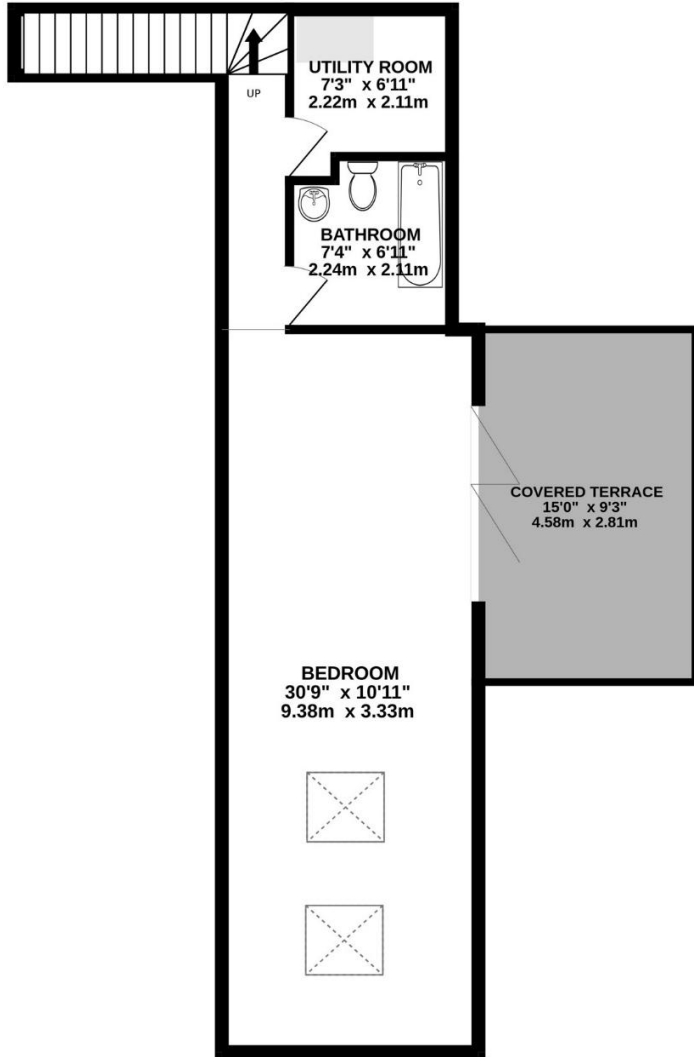
Mobile Coverage\*\*: Mobile coverage with main providers (EE, O2, Three & Vodafone) limited coverage indoors.

\* Information provided by GOV.UK

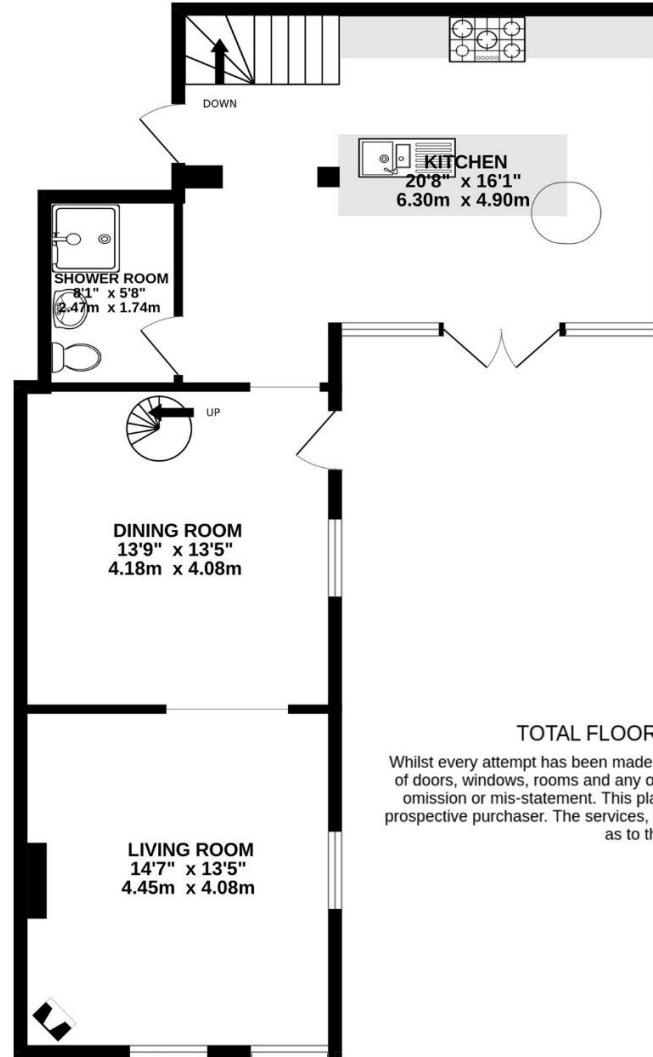
\*\*Information provided by Ofcom checker.

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.

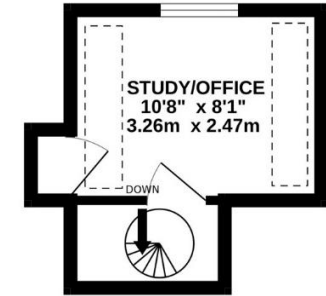
BASEMENT  
494 sq.ft. (45.9 sq.m.) approx.



GROUND FLOOR  
716 sq.ft. (66.5 sq.m.) approx.



1ST FLOOR  
116 sq.ft. (10.8 sq.m.) approx.



TOTAL FLOOR AREA : 1327 sq.ft. (123.2 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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