

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 sq.ft 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](https://www.system.limes.pink)

Council Tax – Band F

EPC Rating – Exempt

Tenure – Freehold

Heating: Gas Central Heating

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

Parking: Driveway

Flood Risk*: Very Low Risk of Flooding

Broadband**: Superfast Broadband Available

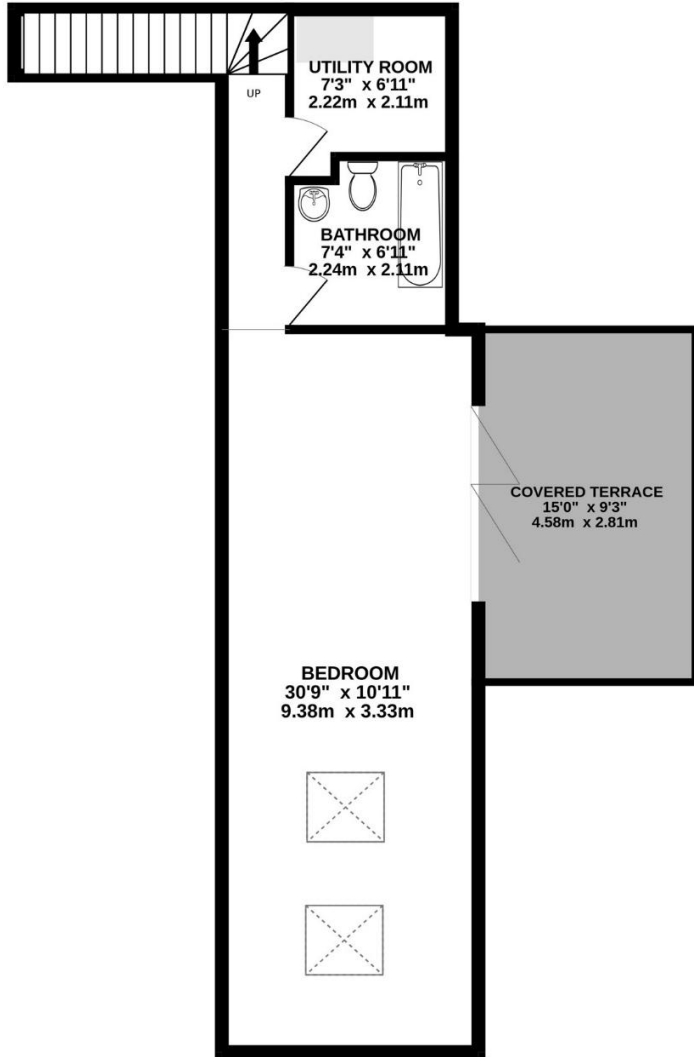
Mobile Coverage**: Mobile coverage with main providers (EE, O2, Three & Vodafone) limited coverage indoors.

* Information provided by GOV.UK

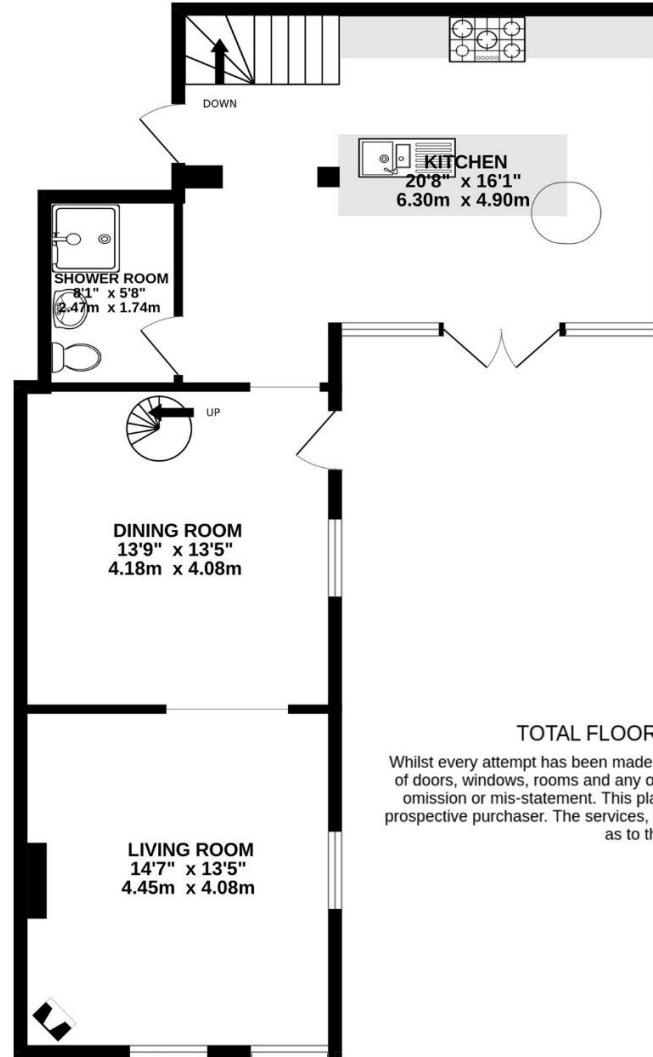
**Information provided by Ofcom checker.

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.

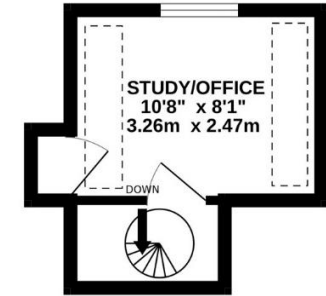
BASEMENT
494 sq.ft. (45.9 sq.m.) approx.



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.

Made with Metropix ©2026

8 London Road, Alderley Edge, Cheshire SK9 7JS

Email: mail@andrewjnowell.co.uk

T 01625 585905

www.andrewjnowell.co.uk

**Andrew J Nowell
& Company**

N.B. Andrew J. Nowell & Company for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. 2. All descriptions, dimensions, references to condition or necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Andrew J. Nowell & Company has any authority to make or give any representation or warranty whatever in relation to this property.