

# Whirley Barn Farm

Over Alderley/Macclesfield



Offers Over £1,000,000

Andrew J Nowell  
& Company



## Whirley Barn Farm, 200 Whirley Road, Over Alderley/Macclesfield, SK10 3JJ

An impressive country home with a lot of character and original features set in an idyllic location with stunning views across the countryside.

- Dates back to 1705
- Generous Grounds
- Over 3,800 sq.ft
- Countryside Views

Whirley Barn Farm is a substantial country home which has been sympathetically updated with great care to preserve the original features including stone flagged floor, vaulted ceilings, exposed brick and beams and a Galleried entrance hall stunning Oak staircase leading to the upper floor.

The entrance vestibule leads into the grand galleried entrance hall with its abundance of exposed brick and beams, a small library/reading room with access to the rear patio. There is a generous triple aspect lounge with a large brick fireplace and open fire, a good-sized kitchen with wooden units, centre island, lounge area, French doors to the rear garden. The rear porch has a lift to the first floor and leads to the utility room.

The very large principal bedroom (which leads off a separate staircase) has a triple aspect and very generous en-suite bathroom leading to a small bedroom with the lift to the ground floor. There are three further bedrooms and a family bathroom.







Externally the property is approached gates leading to a long driveway providing parking for several cars and a good sized detached brick garage with electric door. Above the garage is a studio room/office ideal for working from home.

The landscaped grounds surround the property with extensive lawn, stone flagged patios and mature trees, shrubs, pond and a small orchard with delightful views across the adjoining countryside including Shutlingsloe and Macclesfield Forest.

Whirley Barn Farm occupies a highly desirable and sought after location enjoying local walks whilst retaining easy access to Alderley Edge and Macclesfield.

### Important Information

What 3 Words - [///superbly.captures.watching](https://superbly.captures.watching)

Council Tax - Cheshire East Band E

EPC Rating - TBC

Tenure - Freehold

Heating: Gas Fired Central Heating

Services: Mains Electric, Water & Drainage

Parking: Driveway & Garage

Flood Risk\*: Very Low Risk of Flooding

Broadband\*\*: Ultrafast broadband available

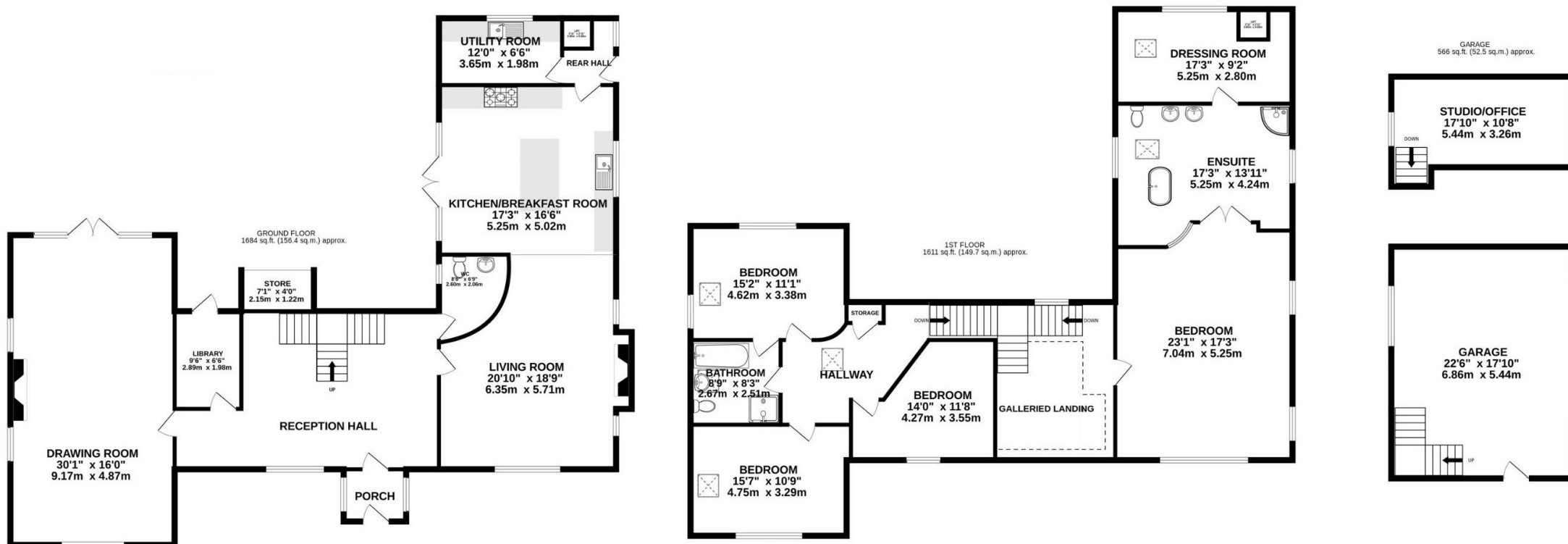
Mobile Coverage\*\*: Mobile coverage with main providers (EE, O2, Three & Vodafone).

\* 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.





TOTAL FLOOR AREA : 3861 sq.ft. (358.7 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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