

Fieldview Barn  
Woodford Road  
Poynton, Cheshire, SK12 1DY

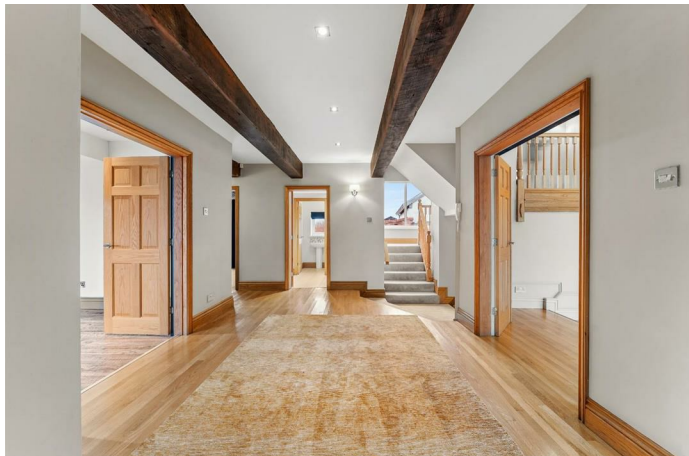


*mosley jarman*









## Fieldview Barn Woodford Road, Poynton, Cheshire, SK12 1DY

**£1,575,000**

Originally dating to CIRCA 1600 is this wonderful barn conversion of around 4000 sq ft, blending original oak beams and exposed brick walls with stunning contemporary fittings and vaulted glass skylights offers a stunning family home sitting on a large plot on the Poynton/Woodford border. In immaculate condition and boasting turn-key living, this is a truly unique property with lawned gardens and a sweeping driveway. Offered for sale with no onward chain.

With a double-fronted aspect this wonderful home offers superb kerb-appeal and sits back from the road behind a large driveway offering excellent gated off-road parking. The large entrance hall offers a warm welcome with the dining kitchen to one side and the living room to another. The kitchen is a generous and contemporary space with integrated appliances including an AGA, granite worktops and stunning flooring. A spacious utility room leads off the kitchen and provides further storage and worktop space. The living room is a majestic reception with vaulted ceiling, exposed wooden beams and a stunning exposed brick chimney. The first floor galleried landing runs the width of the living room. There are two further reception rooms on the ground floor comprising a dining room and study which are both situated to the rear of the property, as a wet room including a sauna, cloakroom, WC and large storage cupboard off the hallway. Internal access to the garages is also available.

To the first floor the four bedrooms are all good sizes, the master with a three piece en-suite shower room. Further to this there are two beautiful family bathrooms with one being a three piece white suite and the other being a four piece white suite. There are two storage rooms which offer plenty off space and the first floor also features a lovely galleried landing which has open views to the living room area.

- STUNNING BARN CONVERSION
- LARGE GATED DRIVEWAY
- CLOSE TO POYNTON AND BRAMHALL
- LARGE GARDENS
- EXPOSED BEAMS AND BRICKWORK
- LOVELY SEMI RURAL LOCATION
- HUGE 'FARMHOUSE' KITCHEN/ DINER
- CHAIN FREE









#### Grounds and Gardens

Approached via the electric gates, there is a large sweeping driveway which gives off road parking for a number of cars plus access to the 2 attached garages, both of which have electric up and over doors. Surrounding the property on 3 sides are expansive lawns, surrounded by mature tree borders which provide an excellent degree of privacy. A raised decked area and patio spaces provide wonderful entertaining and relaxing spaces close to the kitchen/ diner space, whilst to the rear is a smaller enclosed lawned garden, perfect for those with pets.

#### Location

The property is well located in a convenient location within easy reach of Poynton and Bramhall villages and is close to Lostock Hall Primary School and Poynton High School. Poynton is a town in Cheshire, on the eastern most fringe of the Cheshire Plain, 11 miles (18 km) south-east of Manchester, 7 miles (11 km) north of Macclesfield and 5 miles (8 km) south of Stockport. Poynton has formed part of the Cheshire East unitary authority since the abolition of the Borough of Macclesfield in 2009. Bramhall is an attractive, leafy and affluent village with a population of around 25,500, situated 11 miles to the south of Manchester. A suburb that has emerged on a 'rich list' as 4th most expensive in house prices around Greater Manchester. Bramhall has a strong village community spirit (voted 'least lonely' and the 'friendliest' place to live in Britain), playing host to a Summer Festival, Light Up Bramhall winter festival and numerous community-centred events. Bramhall plays host to many restaurants, bars and coffee shops. Restaurants are joined by drink and dine venues to create a vibrant nightlife for a modest village. At the more relaxed end of the spectrum lie quality coffee shops. Bramhall Hall is the area's most famous landmark, one of England's greatest 14th century manors. Centre piece to Bramhall Park, it is set in 70 acre grounds of parkland, woods, lakes, and gardens, playing host to its own 5K Run. Ladybrook (Happy) Valley, an ancient wooded river and nature reserve provides another 17 hectares of peaceful walks and recreational space. Enjoy sports



at Bramall Park Golf Club, Bramhall Golf Club, Bramhall Lane Lawn Tennis Club, Bramhall Park Lawn Tennis Club and Stockport Hockey Club and keep fit at Total Fitness or David Lloyd. Manchester International Airport is just 6 miles away, Bramhall Railway Station is on the main line from Manchester to London via Macclesfield and Stoke on Trent, with local trains bound for Manchester Piccadilly also stopping at Bramhall and it's just 23 minutes into the city centre. Bramhall is easily accessible via M60 and M6 motorways and local buses are plentiful.

#### Important Information

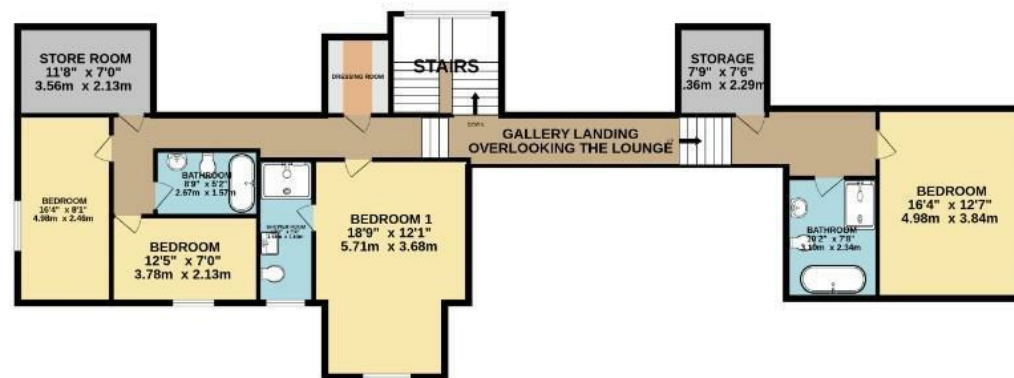
Heating - Gas powered Central heating.  
Mains - Gas, Electric, water and drains  
Property Construction- Brick built with tiled roof  
Flood Risk - Very Low Risk (Surface water), Very Low Risk (sea and rivers)  
Water Meter - Yes  
Freehold  
Broadband providers - Openreach- FTTP (Fibre to Premises). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for Virgin Media, EE & Three  
Mobile providers- Mobile coverage at the property available with all main providers. (Some limited indoor and outdoor coverage).  
\*\*Information provided by Ofcom checker and isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.  
\*\*Information provided by GOV.UK

**Postcode:** SK12 1DY  
**What 3 Words:** lion.neat.hired  
**Council Tax Band:** H  
**EPC Rating:** C  
**Tenure:** Freehold

GROUND FLOOR  
2576 sq.ft. (239.3 sq.m.) approx.



1ST FLOOR  
1420 sq.ft. (131.9 sq.m.) approx.



TOTAL FLOOR AREA: 3996 sq.ft. (371.2 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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