

The Barn House, Birtles Hall, Over Alderley, SK10 4RU

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This beautifully converted 'L' Shaped barn forms part of the Birtles Hall Estate that was originally redeveloped in the mid 1990's, and this particular property was carefully converted to preserve many original features including circular windows, high beamed ceilings and flagstone floors. More recently the property has been refurbished to include solid oak doors, a light oak kitchen, two new en suite bathrooms and the installation of solid fuel burners in the lounge and hall. Although the property is a beautiful old building that is full of character it now offers large, versatile family accommodation in a stunning setting.

The property backs onto a large enclosed walled garden, and many of the rooms have high arched windows facing onto this feature which gives a tranquil feel to the house. The accommodation in brief comprises of a large galleried entrance hall with sweeping oak staircase, cloakroom, lounge with playroom/gym off, Study, dining kitchen with a family room off. To the first floor the galleried landing offers access to the master bedroom with en suite bathroom with separate shower. Bedroom 2 with en suite shower room and there are two further good size bedrooms and a family bathroom. The property benefits from double glazing and LPG gas central heating.

Birtles Hall Estate is approached down a long sweeping driveway and The Barn House has its own gated driveway with gravel drive way providing parking for several cars leading to the integral double garage. There are private mature gardens to the front and side along with a particularly private walled courtyard garden with mature planted borders. In addition to the private gardens there are communal gardens to Birtles Hall Estate amounting to approximately 13 acres of woodland and extensive gardens, which is open for communal use of the residents.

The accommodation in brief comprises of;

Ground Floor

Reception Hall: 21' 11" x 15' 5" (6.68m x 4.71m) Solid oak double doors with an oak staircase to the first floor galleried landing, double glazed windows and doors overlooking the rear garden, under stairs storage cupboard housing the boiler for the domestic hot water & central heating, flag stone flooring, solid wood burning stove, radiator, power points, down lights.

Cloakroom: 8' 2" x 4' 1" (2.50m x 1.25m) fitted with a modern white suite comprising of concealed cistern low level WC, wall mounted wash hand basin, tiled floor and splash backs, down lights, extractor fan, radiator.

Sitting Room: 21' 2" x 16' 5" (6.46m x 5.00m) Double glazed windows and doors to rear garden, double glazed windows to side garden, fireplace with inset 'stovax' multi fill stove, with sandstone surround, with timber mantle over and tiled hearth, solid wood flooring, radiators, power points, TV aerial points, down lights.

Play Room/Gym: 16' 5" x 10' 5" (5.00m x 3.17m) Double glazed window and door to rear garden, solid wood floor, radiator, power points, down lights.

Study: 15' 11" x 11' 4" (4.86m x 3.46m) Double glazed windows to side, solid wood flooring, down lights, radiators, power points.

Kitchen Breakfast Room: 20' x 15' 6" (6.10m x 4.72m) Fitted with a range of oak wall and base units, with granite work surfaces over to splash backs, inset twin 'Belfast' sink with mixer tap over, space for range master cooker, with extractor hood over, dishwasher, space for fridge freezer, central island unit with granite work surface over and wood block work surface, tiled floor, double glazed window to front with double glazed windows overlooking rear garden, radiator, power pints, TV aerial point, down lights, door to integral garage and opening up to :-

Family Room: 15' 6" x 9' 3" (4.72m x 2.83m) Double glazed window and door to rear garden, recessed fireplace with sandstone inset and flagstone hearth, tiled floor, power points, radiator, down lights.

Integral Garage: Double garage with twin electric up and over doors, power & light, plumbing for washing machine.

First Floor

Galleried Landing: Exposed 'A' frame beams, galleried runway with oak flooring leading to;

Bedroom 1: 20' 4" x 15' 8" (6.19m x 4.78m) Double glazed windows to front & rear, exposed 'A' frame beams, wall lights, oak wood flooring with under floor heating, power points, doors to:-

En Suite Bathroom: 15' 8" x 8' 8" (4.78m x 2.65m) Double glazed window to rear, exposed beams, fitted with a modern white suite comprising of panelled bath with free standing mixer tap & shower attachment, walk in shower cubicle with glazed shower screen, low level WC. Twin circular wash hand basins with mixer taps over, set on a timber plinth, heated towel radiator, tiled floor and splash backs, wall lights.

Bedroom 2: 16' 1" x 11' 3" (4.90m x 3.42m) Double glazed windows to front and side, exposed ceiling beams, fitted wardrobes with hanging rails & shelving, with drawer units under, wall lights, oak wood flooring with underground floor heating, power points, doors to:-

En Suite Shower Room: 8' 7" x 4' (2.61m x 1.21m) Double glazed window to front, with a modern white suite comprising of shower cubicle with mains feed shower, with glazed shower screen, wall mounted wash hand basin, low level tiled floor and splash backs, down lights, extractor fan, heated towel radiator.

Bedroom 3: 14' 2" x 11' 7" (4.31m x 3.52m) Double glazed windows to side overlooking the parkland, exposed 'A' frame beams, fitted wardrobes with hanging rail, shelving and drawer units, flooring with under floor heating, power points, wall lights.

Bedroom 4: 14' 3" x 10' 6" (4.35m x 3.21m) Double glazed window to rear, built in wardrobes with hanging rail & shelving, wood flooring with under floor heating, power points.

Family Bathroom: 11' 7" x 7' 2" (3.52m x 2.19m)max. Windows to side, fitted with a white suite comprising of panelled bath with shower attachment, low level WC, pedestal wash hand basin, tiled splash backs and floor, vaulted beamed ceiling, heated towel radiator, built in airing cupboard

Outside

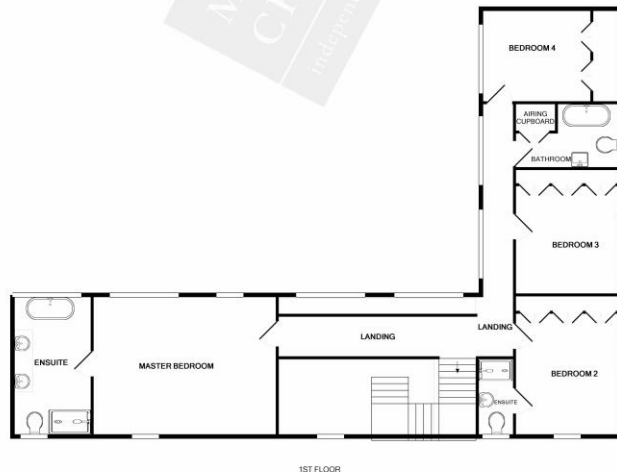
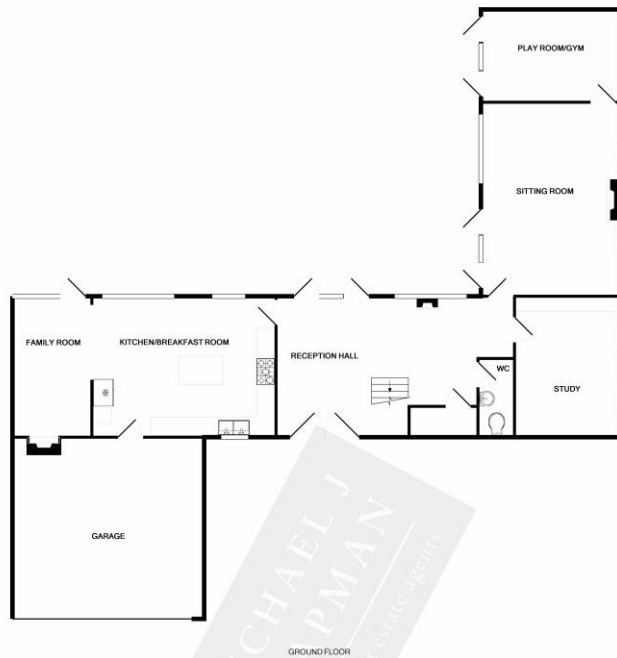
Garden:

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Location: The Birtles Hall Estate is sought after development perfectly suited to discerning purchasers wishing to combine countryside living with the amenities of Alderley Edge which is less than 4 miles away. The property is also well placed for Macclesfield, Wilmslow, and Knutsford town centres. Set along a sweeping driveway meandering through acres of parkland, The Barn House enjoys a tranquil setting in the most delightful location. All shopping, recreational and educational facilities are nearby with fitness centres, golf courses, Marks and Spencer and John Lewis stores within a 15-20 minute drive. There are good local state schools and a wide choice of private schools within easy striking distance. The property is well placed for easy access to the M6, M56 and A34 for commuters to Manchester and the North West commercial centres. Manchester Airport lies about 11 miles away. London Euston is approximately 2hr 5min away by train from Alderley Edge station.

Directions: From our office in Alderley Edge office proceed down Congleton Road in a southerly direction to Monks Heath traffic lights. Turn left towards Macclesfield, turn first left into Birtles Lane, and the entrance to Birtles Hall estate can be found two hundred yards along on the left hand side. Continue up the private driveway to the Estate, and the Visitors parking can be found directly in front of you. Bare around to the right and the gates of the barn house will be found on the right hand side.





TOTAL APPROX. FLOOR AREA 3154 SQ.FT. (293.0 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and the responsibility is taken by the owner, occupier, or the contractor. The plan is for illustrative purposes only and should not be used as a basis for any production purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency (see the report).
 Made with Metagyn 020116

Energy Performance Certificate



The Barn House Birtles Hall, Birtles Lane, Over Alderley, MACCLESFIELD, SK10 4RU

Dwelling type: Detached house Reference number: 8707-6091-4129-4997-5153
 Date of assessment: 11 September 2015 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 11 September 2015 Total floor area: 293 m²

Use this document to:

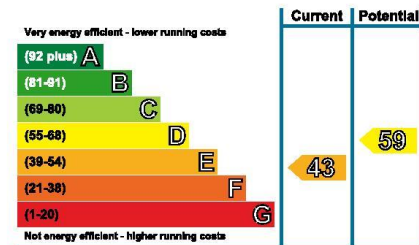
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 10,911
Over 3 years you could save	£ 855

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 555 over 3 years	£ 345 over 3 years	
Heating	£ 9,387 over 3 years	£ 9,138 over 3 years	
Hot Water	£ 969 over 3 years	£ 573 over 3 years	
Totals	£ 10,911	£ 10,056	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 348
2 Low energy lighting for all fixed outlets	£90	£ 141
3 Solar water heating	£4,000 - £6,000	£ 366

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Important Notice

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All measurements are approximate

While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of Particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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