



4 BEDROOM BARN CONVERSION WITH COMMANDING COUNTRYSIDE VIEWS

CHARLES HEAD BARN, RAINOW
MACCLESFIELD, CHESHIRE SK10 5UU

Freehold

savills

STONE BUILT DETACHED BARN BELIEVED TO DATE FROM THE 1700's SET WITHIN 3 ACRES

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4 bedrooms ♦ 3 reception rooms ♦ 2-3 bathrooms ♦ high specification kitchen ♦ stone built workshop ♦ extensive parking ♦ set within 3 acres ♦ EPC rating = E

Situation

Macclesfield Town Centre: 4.8 miles; Bollington: 3.5 miles; Wilmslow: 9.7 miles; Alderley Edge: 10.9 miles; Manchester Airport: 13.2 miles; Manchester city centre: 21.3 miles

Charles Head Barn enjoys a stunning elevated setting on the western border of the Peak District National Park, amid stunning open countryside. The property is situated in a rural location yet the village of Bollington is only 3.5 miles away and Macclesfield town centre is approximately 4.8 miles.

Macclesfield provides an excellent range of amenities and the mainline railway station offers a 1hr 41 min service to London Euston and a 22 minute service to Manchester Piccadilly. There are some excellent local schools including The Kings School and Beech Hall Preparatory School along with well-regarded state schools and many South Manchester private schools within easy striking distance. The Peak District National Park and The Gritstone Trail are on the door step and the area abounds with golf courses, leisure and sports facilities.

Description

Set in a stunning rural location on the edge of the Peak District National Park this attractive converted barn is finished to a high standard throughout and enjoys tremendous levels of natural light, extending to over 2,400 Sq Ft in total. Upon approaching, the property makes a lasting first impression with sweeping country views from the driveway, with further vistas over the national park from within the substantial grounds.

This stone built detached barn is believed to have been constructed in the late 1700's. The interiors have been significantly yet sympathetically modernised and many of the charming character features remain. Worthy of particular note are the solid oak floors throughout, exposed stone walls and vaulted ceilings with original exposed beams.

The property is arranged over three levels and offers an incredibly versatile layout. The accommodation is entered via an enclosed porch into an impressive dual aspect living room offering commanding countryside views, a contemporary RAIS wood burning stove and a lofty double-height ceiling with striking original wooden beams. The living room flows through into a separate



dining room and in turn a high specification fitted kitchen with painted cabinets, granite worktops, underfloor heating and a stable door leading out to the garden. There is a comprehensive range of appliances including Neff induction hob, Neff double oven, integrated dishwasher and fridge/freezer. Completing the accommodation on this floor is a galleried landing leading to an en-suite double bedroom.

On the floor below there are two further bedrooms and a family bathroom with 3 piece suite including shower over bath. The split level accommodation is completed by a fourth bedroom and a particularly versatile room which would suit a variety of uses such as a studio, study, music room or even as ancillary accommodation. This room enjoys a degree of separation from the rest of the property, benefiting from a separate entrance and an utility room with WC offering potential for a kitchenette or en-suite shower room.

Accessed via a sweeping farm track, the property enjoys a stunning rural setting with panoramic views over the surrounding countryside. Access is limited to only three other properties and as such the property enjoys a secluded feel. The driveway to the front and side of the property provides parking for several spaces whilst a detached stone-built outhouse to the rear with light and power installed offers a useful work space and storage.

The gardens are arranged over a series of levels and include formal gardens and additional land extending to approximately 3 acres in total. Enclosed boundaries form the border to the land which includes recently planted native woodland, orchards and a large flat area with space for the erection of field shelters making the property suitable as a smallholding.

The stone-paved patio adjacent to the house provides ample space for outdoor entertaining and the perfect spot to take in the beautiful views across towards Wingather Rocks. Indeed, from the extensive gardens and the house itself there are many views, including Pym Chair, Cats Tor, Shining Tor and Kinder Scout –notable landmarks within the Peak District National Park.



Approximate Area = 216.8 sq m / 2333 sq ft
 Workshop = 8.9 sq m / 96 sq ft
 Total = 225.7 sq m / 2429 sq ft
 Including Limited Use Area (10.9 sq m / 117 sq ft)
 For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | 77 |
| (55-68) D | | |
| (39-54) E | 49 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

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