

# 6 HOME FARM BARNS

## HENBURY



Andrew J Nowell  
& Company

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## 6 HOME FARM BARNS, SCHOOL LANE, HENBURY, SK11 9PH

An attractive barn conversion situated in a unique development of just 9 period dwellings set in this charming quiet, secluded location with wonderful open views.

- Reception Hall
- Cloakroom W.C.
- Formal Lounge
- Dining Kitchen open to Sitting Room/Family Room
- Utility Room
- 4 Generous Bedrooms
- 4 Bathrooms (all en-suite)
- Sweeping gravel driveway provides excellent visitors and residents parking
- Separate Garage and Store Room
- Good sized garden with wonderful views beyond
- Paddock of approximately ½ an acre

Home Farm Barns occupies a highly desirable and sought after quiet rural location in this charming setting enjoying wonderful open views across the surrounding countryside and the adjoining paddock/nature area. The village of Henbury has a period church, local Public House and wonderful local walks. The more comprehensive centres of Alderley Edge, Wilmslow and Macclesfield are within easy reach offering an excellent range of shopping, educational and recreational facilities including shopping, local supermarkets, stylish boutiques and fine restaurants. The area is renowned for its excellent schooling and leisure facilities. The motorway system is within easy access as is Manchester International Airport, local and intercity rail links to Manchester and London.

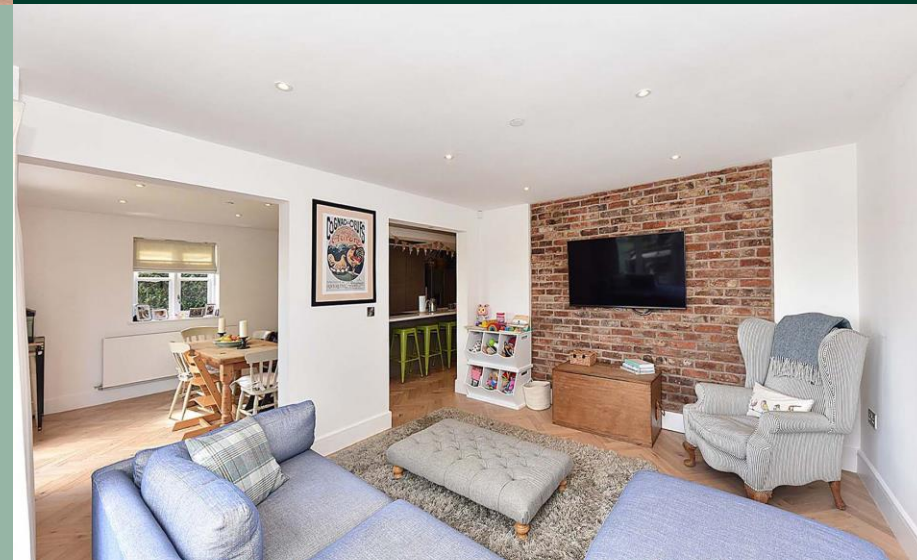




Home Farm Barns have been carefully and sympathetically remodelled and developed into 9 individual properties which include the original period farm house. Number 6 offers well balanced, spacious family accommodation with the highest quality of fittings throughout.

On the ground floor features of particular note included the Ted Todd natural oak flooring throughout set in a herringbone style. The reception hall has a cloakroom with W.C. off, there is a principle sitting room and dining kitchen with high quality contemporary SieMatic units, Corian worksurfaces and integrated appliances opening to the family room/sitting room both with double French doors leading to the secluded rear garden with flagged patio and lawned area.

To the first and second floors there are 4 generous bedrooms, 4 bathrooms (all en-suite). The principal suite has a separate dressing room with bespoke wardrobes which continue into the main bedroom. The sanitary ware is tasteful with high quality contemporary fittings and bespoke tiling.





Externally the development is approached via a sweeping gravel driveway with electrically operated five bar gate. There is ample visitors and residents parking and the property has a separate garage and large timber store room. There is a delightful communal front courtyard laid out to gravel with stone flagging and central fountain with box hedging. The formal secluded gardens are to the rear with flagged patio and lawn, bordered by hedging leading to a further tiered garden overlooking open fields with a natural running stream and extensive wildlife. There is also a paddock of approximately ½ an acre.

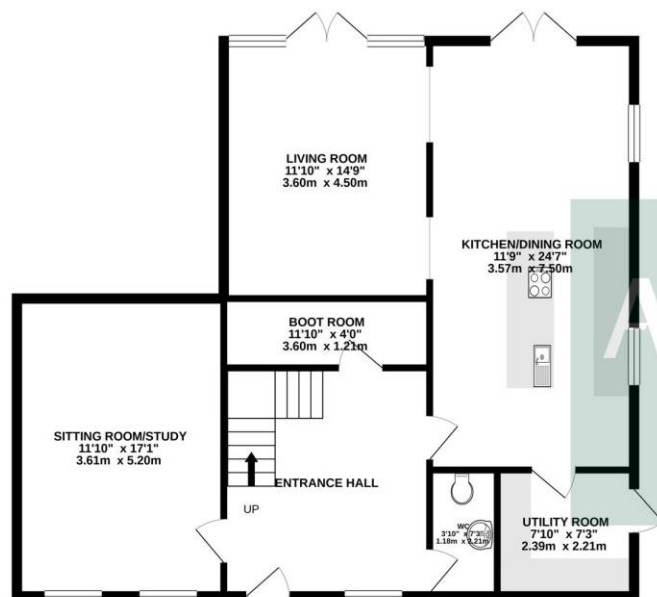


## DIRECTIONS – SK11 9PH

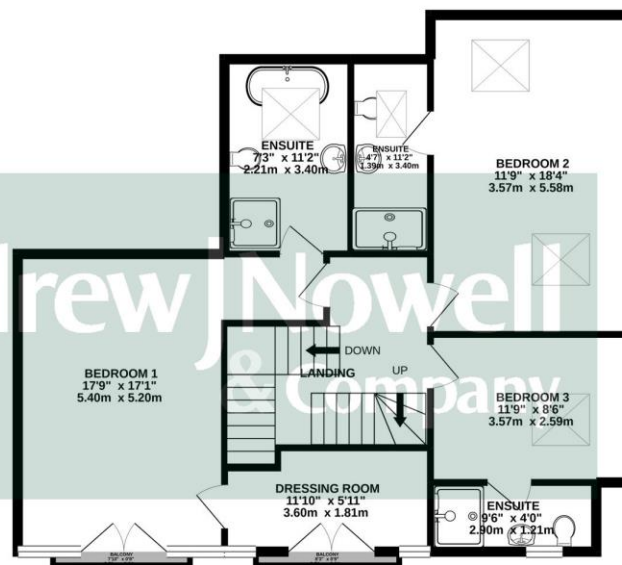
From our Alderley Edge office proceed out of the village on the main London Road (A34) in a southerly direction. Once reaching the Monks Heath traffic lights turn left towards Henbury. Heading towards Henbury and after approximately 2 miles, once reaching Henbury village, turn right just after The Blacksmith Arms into School Lane. Continue down School Lane and Home Farm Barns will be found after approximately ¼ of a mile on the left hand side.



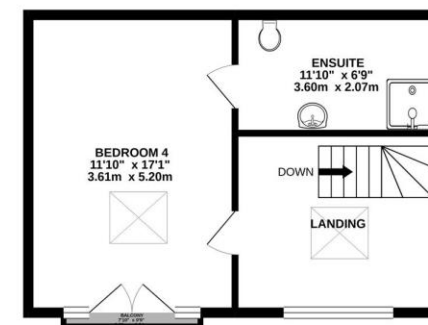
GROUND FLOOR  
951 sq.ft. (88.4 sq.m.) approx.



1ST FLOOR  
888 sq.ft. (82.5 sq.m.) approx.



2ND FLOOR  
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 2243 sq.ft. (208.3 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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