





# The Barn, Wheelwrights Cottage

Mill Lane, Great Warford

A charming detached period home in rural Great Warford with gardens, off-road parking, and garaging. Impressive double reception room and a spacious hand painted style kitchen/breakfast room, three bedrooms, two bathrooms (one en suite), covered outdoor verandah, good sized lawn and single garage. The house is within five minutes of Alderley Edge and Knutsford, also very near to Wilmslow Golf Club.

Council Tax band: A

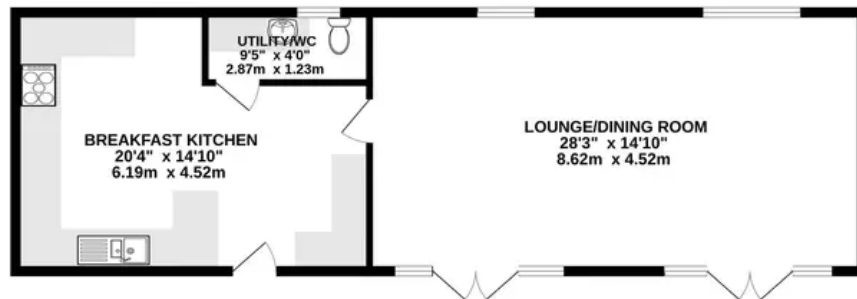
Tenure: Freehold

EPC Energy Efficiency Rating:

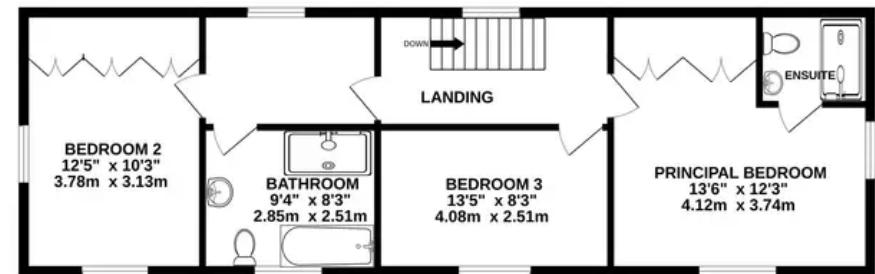
- Large double reception room, and lovely kitchen/breakfast room
- Detached barn conversion with large garden
- Excellent driveway and single garage
- Good sized garden with covered veranda



**GROUND FLOOR**  
721 sq.ft. (66.9 sq.m.) approx.



**1ST FLOOR**  
721 sq.ft. (66.9 sq.m.) approx.



**TOTAL FLOOR AREA : 1441 sq.ft. (133.9 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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