



THE BARN
PEXALL ROAD, NORTH RODE

JACKSON-STOPS 

THE BARN
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A CONTEMPORARY, BEAUTIFULLY
PRESENTED, FIVE DOUBLE BEDROOM BARN
CONVERSION WITH WONDERFUL GARDENS,
GARAGING AND GYM



DISTANCES

CONGLETON 4 ½ MILES
MACCLESFIELD 5 ½ MILES
ALDERLEY EDGE 10 MILES
M6 (J17) 10 MILES
WILMSLOW 12 MILES
MANCHESTER AIRPORT 15 ½ MILES
(DISTANCES APPROXIMATE)

ACCOMMODATION IN BRIEF

- Entrance hall with balcony
- Store/drying room
- Numerous cloaks cupboards
- Kitchen family room
- Utility room
- Formal lounge with dining area
- Five bedrooms (three en suite)
- Family bathroom
- Beautifully landscaped gardens
- Detached single garage with gym
- In all about 0.4 acres





DESCRIPTION

The Barn is situated within an exclusive development of just three converted barns and enjoys a fabulous position overlooking the Peak District hills. This attractive barn has been designed with real flair and imagination, making full use of light and height to create an architecturally stunning, useable living space.

This wonderful, beautifully designed oak-framed fronted barn has expansive and airy rooms with a very high specification interior, modern SieMatic kitchen and Villeroy & Boch bathrooms that complement the internal traditional materials of oak, stone and brick. Two stone terraces, accessed from the formal lounge and family room, allow for alfresco dining.

Upon entering The Barn, you are greeted by a stretching double-height hallway brandishing two chandeliers, oak stairs and water feature. To one side is the large kitchen family room with the lounge area sitting inside the oak frame extension. To other side a well proportioned formal lounge and dining area with brick featured walls and fireplace surround.

To the rear of the ground floor, the layout is flexible in nature, with two double bedrooms sharing a family bathroom that could easily be used as additional reception rooms or living space, with a third bedroom having an en suite shower room.

Upstairs is divided into two large bedroom suites, one acting as a principal suite with extensive views, a lounge area, large walk-in shower room with double sinks and two walk-in wardrobe areas. The second guest suite comprising of a lounge area, en suite bathroom and built-in wardrobes. Use of space has been appreciated with decent size eave 'loft' space areas for storage.

SPECIFICATION

- Oak doors/skirtings, staircase and balustrades
- Stone and oak floors
- Fully fitted SieMatic kitchen with quartz worksurfaces
- Surround Sound system to the formal lounge
- Neff and Miele integrated appliances including induction hob with extractor above, oven and combination oven/microwave, dishwasher, fridge and freezer
- Villeroy & Boch bathroom and cloakroom fittings with partly stone tiled walls
- Television TV to the family bathroom
- A mixture of Vola and Grohe brassware
- Natural and gravel stone terrace with stunning landscaped gardens
- Alarm system/electrically gated entrance

GARDENS

A smart brick pillared entrance leads to a shared tarmacadam drive with further lawns on your left hand side. A sliding electrically gated entrance leads to private parking for four cars. There is also a detached single garage with attached gym with doors opening out onto the mature gardens. A stone and granite sett path, with box hedging to either side, leads to the oak front door. To either side of this path are two alfresco dining areas, with access via double doors from the family room and formal rooms. The manicured level lawns are to the side of The Barn and provide a private area well screened by mature hedging and deep herbaceous borders. A beautiful large thatched Breeze House sits in the garden, south-facing, perfect for outdoor entertaining.





LOCATION

The Barn enjoys a rural location surrounded by beautiful rolling Cheshire countryside. North Rode is a charming village with a church, primary school and several public houses nearby. The centres of Alderley Edge, Wilmslow, Macclesfield and Congleton are all within easy reach by car.

DIRECTIONS (CW12 2NW)

WHAT3WORDS: YOUTHS.WASHED.DEFERS

Proceed through Alderley Edge in a southerly direction to Monks Heath crossroads. Continue straight over on the A34, passing Capesthorne Hall on your right hand side. Follow the road for approximately 3 miles to the village of Marton. Once through Marton take the first left, sign-posted 'North Rode' into Cocksmiss Lane. Continue to the end of this lane, proceeding straight across into Pexall Road, bearing left at the first junction. After approximately 1 mile Rode Green Farm will be seen on your left hand side. The Barn is situated almost at the end of the drive, behind a sliding electric gate.





PROPERTY INFORMATION

Tenure: Freehold

EPC Rating: D

Services: Mains electricity and water. Gas fired LPG central heating, shared septic tank drainage, burglar alarm, outside lighting. Electricity to the garage and gym.

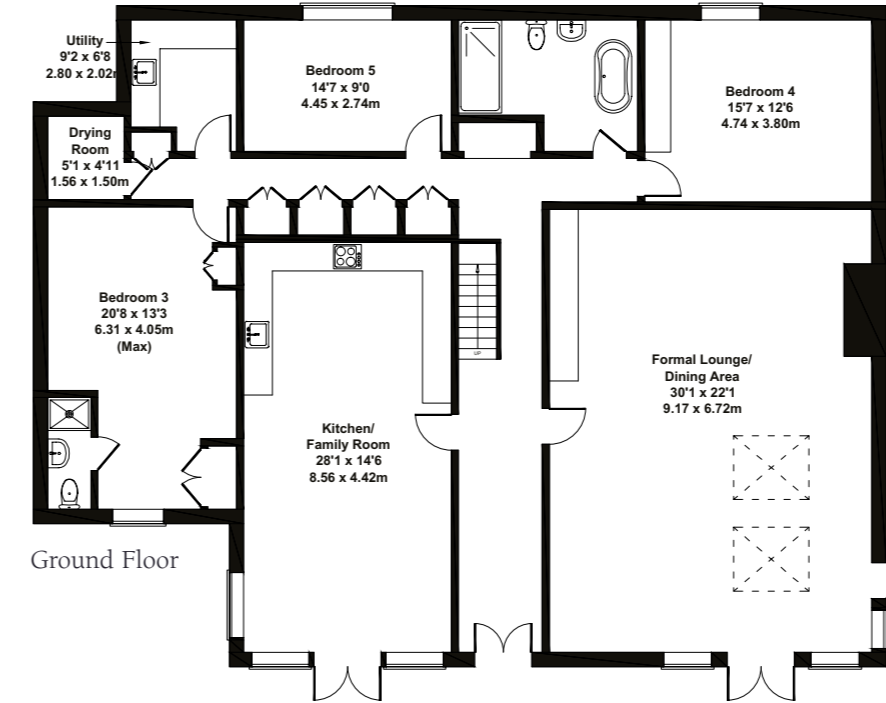
Local Authority: Cheshire East Council.

Telephone: 0300 123 5500.

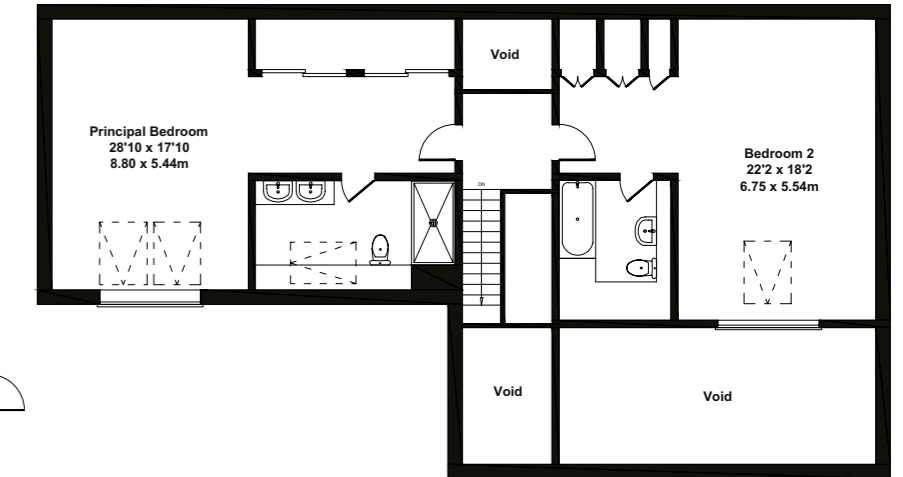
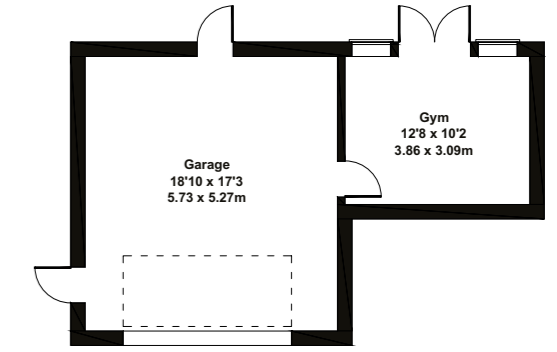
Council Tax: Band F £2,979.78 payable for 2023/24.

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APPROXIMATE NET INTERNAL AREA:
3649 SQ FT / 339.03 SQ M



Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



Important Notice 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller. Brochure by wordperfectprint.com.



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01625 540340

alderley@jackson-stops.co.uk

jackson-stops.co.uk



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