

— ARTIST BARN —
NETHER ALDERLEY



INNOVATION, QUALITY AND DESIGN

At Gleave Homes, we have a wealth of experience when it comes to combining innovation and inspiration.

We established our family company, Gleave Homes, in Cheshire in 2004 and are continuing to grow our successful, approachable and friendly team. The company is operated from our prestigious offices in Alderley Edge.

This location serves as an excellent base for the majority of our projects which are in prime residential areas around Cheshire and South Manchester. We are constantly building on our reputable and respected company using our expanding expert knowledge to develop bespoke homes with traditional aspects and contemporary living spaces. Our goal is to maintain high standards with attention to detail and delivering the personal touch, whilst ensuring that every client enjoys their new home. We never sacrifice comfort or functionality for design and believe that an aesthetically stunning house should also work for those living in it.

Our previous developments demonstrate that we are capable of striking this fine balance. Furthermore, we are committed to building homes that are sympathetic to their surroundings, and so strive to blend the traditional and the contemporary. We pride ourselves on being a friendly and approachable team who always have your needs and future enjoyment in mind. By focusing on the details we are able to deliver that all important personal touch.

Our latest development, Artists Barn Nether Alderley, presents a fantastic opportunity to purchase a stunning, detached single story barn conversion. This unique property strikes the perfect balance between traditional and contemporary features, staying connected with its original working purpose yet offering a spacious layout that is ideal for modern family living.

Artists impression



ARTISTS BARN

An exquisite contemporary single storey detached barn conversion built with traditional aspects and luxurious high end finishes

Artists Barn truly is a truly spectacular 3268 sqft property, a contemporary barn conversion with uninterrupted, south-facing views that brings a genuine "wow" factor. Set in the perfectly peaceful location of Nether Alderley, this detached property has expansive gardens that transition into stunning Cheshire countryside and offers the very best of luxury contemporary living.

Living Space

Upon opening the front door you'll be greeted by a spacious, welcome entrance lobby, with access through to a breath-taking open plan living space that will immediately give you that "I'm home" feeling. The expansive double height ceilings combined with the abundance of windows and skylights give this large area an airy, lofty Scandinavian feel. Segregated into formal living space, formal dining area and a sociable kitchen diner, the layout provides ultimate flexibility to create a wonderful living space. In the fitted Leicht kitchen you'll find the very best-in-class NEFF appliances along with a quartz worktop and abundance of natural light with views over the large south facing gardens. There is a separate utility room that is perfect for busy family living.

Gardens

Artists Barn is accessed via a private gated entrance and driveway. There are substantial south-facing gardens to the front of the property and a large, private garden to the rear, with stone paved area perfect for entertaining. Overall this generous plot is just under 0.5 of an acre

Bedrooms and Bathrooms

The magnificent south-facing Master Suite is notably spacious, with an envious en-suite that boasts double sinks, a freestanding bath and oversized shower. There is a guest suite with shower room, impressive double height ceilings and magnificent views across the large rear garden. Two further double bedrooms are complemented with a generous family bathroom and further stunning garden views. The flexible layout allows the additional bedrooms to be utilised as further living space.

Due for occupation in Summer 2024, there is currently a fantastic opportunity for this stunning home to be purchased off-plan, offering the flexibility for you to add bespoke elements and personal touches to your home.

Artist impressions





Nether Alderley



The Edge, Alderley Edge

IMMERSE YOURSELF IN LUXURY

Artists Barn is a unique single storey detached barn conversion, complete with four bedrooms, three bathrooms. Located in Nether Alderley, this development sits between the highly sought-after Alderley Edge, Wilmslow, Prestbury, Knutsford and Henbury.

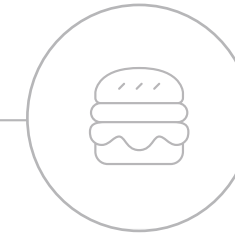
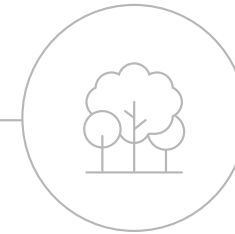
Nestled in the heart of Cheshire lies the picturesque village of Nether Alderley. This hidden gem offers a tranquil escape amidst stunning scenery and rich history. The Artists Barn Nether Alderley development is just south of the enchanting village of Alderley Edge, steeped in Victorian history with a unique blend of charm and sophistication. Located amongst the rolling Cheshire hills, this picturesque village is also famed as the "Champagne Capital of Britain" and has a variety of trendy cafes, acclaimed

restaurants and designer shops. It's no wonder that Alderley Edge has attracted notable clientele - from celebrities to entrepreneurs. Alderley Edge is more than just a place; it's an experience. It's a village where luxury meets nature, where history meets modern trends and where cosy country pubs meet fine-dining restaurants. Artists Barn Nether Alderley is just a 3 minute drive or 20 minute walk from the heart of Alderley Edge yet nestled in stunning Cheshire countryside full of woodland walks, offering the best of both worlds.

Nether Alderley Mill



LIFE IN NETHER ALDERLEY



Artists Barn Nether Alderley offers the perfect balance of relaxing country living and bustling village life. This unique property has it all - spacious layout, expansive gardens, country views and all the benefits of local facilities.

Nether Alderley has so much to offer, including a rich and fascinating history. On your doorstep you'll find Nether Alderley Mill, a 16th-century watermill that has been meticulously restored and preserved by the National Trust. Witness the traditional milling process and gain insights into the lives of the millers who once called this place home.

A quaint unique, close-knit village with a warm and welcoming community spirit, Nether Alderley has the perfect blend of village charm and easy access to a wealth of villages, towns and cities. Whether you're seeking a peaceful place to call home, a base for exploring the surrounding Cheshire countryside, or a glimpse into England's captivating history, Nether Alderley offers something for everyone.

Schools

For those with young families, Artists Barn benefits from a proximity to multiple highly-performing schools. With several options to suit all families.

Nether Alderley Primary School is a small, friendly primary school located in the village itself, rated Good by Ofsted. It boasts a nurturing environment and a focus on pupil success.

Other options include The Ryleys School, Kings School Macclesfield and Alderley Edge School for Girls all right on the doorstep.

Further afield there is an easy commute on private school buses from Alderley Edge to **Stockport Grammar School, Manchester Grammar School, Manchester High School, Withington Girls School** and **Cheadle Hulme School**.

Transport

Don't be fooled by the peaceful countryside location of Nether Alderley - you'll still benefit from excellent transport links across the country and to Manchester.

Nether Alderley is conveniently accessible by car with the **A34**, making Artists Barn just 15 miles to the center of Manchester and just 7 miles from Manchester International Airport.

The nearest train station is in **Alderley Edge**, offering fast and reliable links to Manchester city centre and beyond. **Wilmslow train station** is 2.5 miles away with direct links to London. There is also a convenient bus route that winds its way through local villages, including Macclesfield and Wilmslow and onto Manchester airport.

Green Spaces

Breathe easy and explore the green havens around Nether Alderley - whether you seek a gentle stroll or an invigorating hike, there's a green space waiting to be discovered. Artists Barn is just 5 minutes from **The National Trusts 'The Edge'**, where you'll find ancient woodlands, panoramic views and plenty of wildlife. Immerse yourself in the tranquillity of this place as you explore trails, discover hidden waterfalls and marvel at the region's unique geology. Explore the captivating sandstone peak - designated as an Area of Outstanding Natural Beauty - hike scenic trails and take in panoramic views of the Cheshire Plain. The National Trust also offers guided walks and events throughout the year, allowing you to delve deeper into the natural heritage of the area.

A 10 minute walk from Artists Barn takes you to **Alderley Park**, a peaceful haven and historical estate boasting landscaped gardens and tranquil walking paths. There is an **Everybody Gym** on site which offers great benefits to members and for the more adventurous there's also numerous public footpaths that meander through rolling hills, quaint villages and hidden meadows. Enjoy a charming picnic, relax with a good book or soak up the sunshine and fresh Cheshire air - or why not wander to the Churchill Tree pub for a hearty lunch?

Bars and Restaurants

Unwind and dine at fantastic eateries in and around Nether Alderley. This charming village offers a delightful selection of bars and restaurants to tantalise taste buds and quench thirst. Whether you seek a vibrant pub atmosphere, a contemporary dining experience, or a casual family-friendly setting, you'll find the perfect spot to unwind and savour the moment. **The Churchill Tree** is a quintessential pub within the historical Alderley Park, offering a warm atmosphere and a menu featuring classic British fare alongside tempting seasonal specials.

La Popote is an infamous Michelin Guide restaurant in Marton, just 10 minutes from Artists Barn. This charming converted barn is the "home of casual fine dining in Cheshire" according to the Michelin Guide. Expect classic French cuisine with a modern twist in a warm and inviting atmosphere.

Meanwhile in Alderley Edge you'll find some truly exquisite eateries, explore the vibrant village and discover hidden gems, from cosy cafes to international cuisine. You'll never be short of new experiences, pop-ups, fine dining restaurants, cosy pubs and hearty cuisine with Alderley Edge.

When it comes to bars and nightlife, **Gusto** is a popular family-friendly Italian restaurant with an extensive list of beverages and relaxed atmosphere, making it a perfect spot for an evening hangout. **San Carlos** attracts diners from near and far with its glamorous and high-end feel and great weekend atmosphere. Neighboring Wilmslow, a short drive away is bustling with fine dining restaurants, family eateries, bars, country pubs and everything in between.

IT'S IN THE DETAILS

Notable features of this one-of-a-kind home include:

- A grand oak entrance door and oak-shaker-style internal doors with brushed chrome handles
- German design Leicht kitchen with Neff appliances and quartz worksurfaces
- A master suite with luxurious en-suite bathroom
- Guest suite with shower room
- Two further double bedrooms
- Family bathroom
- A large, dedicated utility room
- TV points in all living areas and bedrooms
- Brushed chrome light switches
- Underfloor heating
- CAT5 cabling to each room
- Security alarm
- Large private landscaped gardens with a stone patio and walkways
- Electric gates to a private driveway and parking
- 10-year 'ICW New Homes Warranty'



Artist Barn Impressions



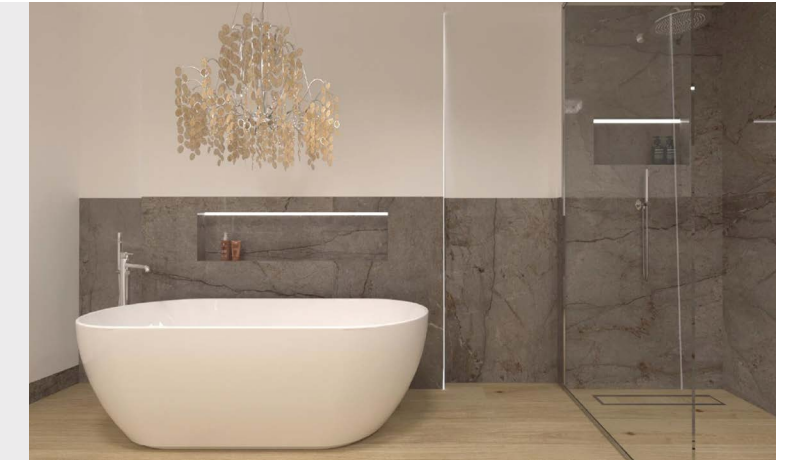
PROPERTY INFORMATION

Accommodation in Brief

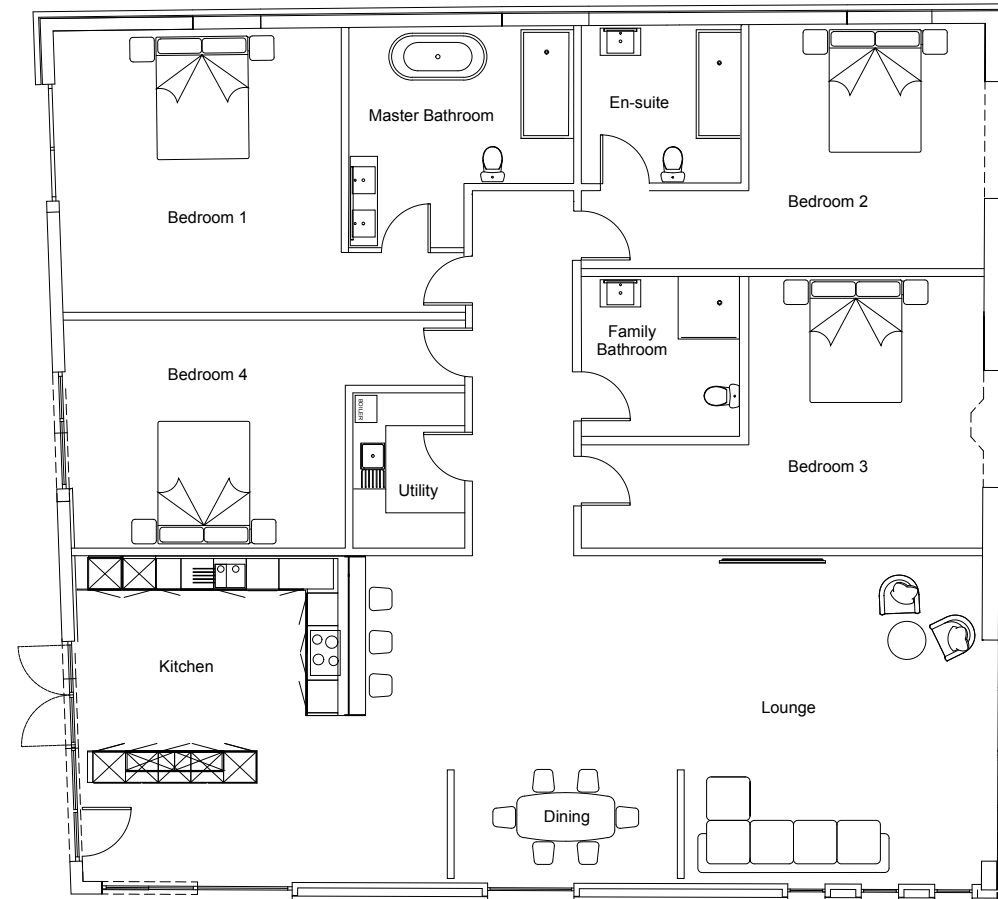
- Entrance hall
- Large open plan living space segregated into:
 - Kitchen/informal dining
 - Formal Dining space
 - Large double height living area
- Utility room
- Master suite with luxurious en-suite bathroom
- Guest suite with shower room
- Two further double bedrooms
- Family bathroom

Mileages *(Distances approximate)*

- Alderley Edge Village - 1 mile, 20 min walk
- Wilmslow - 2.5 miles
- M6 - 9 miles
- M56 - 9 miles
- Hale - 9 miles
- Knutsford - 9 miles
- Manchester Airport - 7 miles
- Manchester - 15 miles



FLOOR PLAN



Lounge, Dining, Kitchen (16.8m)x(6m), **Utility** (2.1m)x(2.9m),
Bedroom 1 (5.2m)x(5.2m), **Bedroom 1 en-suite** (4.1m)x(4.2m),
Bedroom 2 (4.4m)x(4.5m), **Bedroom 2 en-suite** (2.9m)x(3m),
Bedroom 3 (4.4m)x(5.1m), **Bedroom 4** (4.3m)x(5.2m),
Family bathroom (3m)x(3m)

GROSS EXTERNAL FLOOR AREA = 3268 sqft

PROPERTY INFORMATION

Postcode: SK10 4TP

Services: Mains Water, Gas, Electricity and drainage.

Predicted EPC Rating: The room measurements have been provided by Gleave Homes and have been taken off-plan. Potential purchasers to verify room sizes before purchase.

Local Authority: Cheshire East Council Telephone: 0300 123 5500.

Council Tax: Band to be assessed.

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.

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