



**GASCOIGNE
HALMAN**

OAK BARN, COPPICE FARM BARN, COPPICE ROAD,
POYNTON

THE AREAS LEADING ESTATE AGENT



OAK BARN, COPPICE FARM BARN, COPPICE ROAD, POYNTON

Asking Price £875,000

AN IMMACULATELY PRESENTED FOUR DOUBLE BEDROOM BARN CONVERSION located in a SMALL GATED DEVELOPMENT with COUNTRYSIDE VIEWS to the REAR. ENTRANCE HALL, LOUNGE, DINING HALL, 26FT MODERN OPEN PLAN LIVING DINING KITCHEN with BI-FOLDING DOORS leading to the REAR GARDEN, UTILITY ROOM, MASTER BEDROOM with EN-SUITE SHOWER ROOM, GUEST BEDROOM with EN-SUITE SHOWER ROOM, TWO DOUBLE BEDROOMS and FAMILY BATHROOM. ALLOCATED PARKING FOR 3 CARS. LANDSCAPED WEST FACING REAR GARDEN.

- A STUNNING CONTEMPORARY STYLED BARN CONVERSION SPANNING OVER 1850 SQ FT

- FOUR DOUBLE BEDROOMS AND THREE BATHROOMS

- 26FT OPEN PLAN LIVING DINING KITCHEN WITH BI FOLDING DOORS TO THE REAR GARDENS

- SECURE GATED DEVELOPMENT WITH THREE ALLOCATED PARKING SPACES

- WEST FACING LANDSCAPED REAR GARDEN WITH UNINTERRUPTED COUNTRYSIDE VIEWS

- LOCATED WITHIN A HIGHLY SOUGHT AFTER SEMI RURAL LOCATION WITH A 5 MINUTE DRIVE TO POYNTON VILLAGE



Oak Barn is one of only 4 luxury barn conversions at Coppice Farm Barns, the development was completed approximately 5 years ago, and benefits from the remainder of the 10-year build warranty. The property boasts an enviable position sat beyond a secure gated driveway and views over open countryside to the rear, it is located within a semi-rural environment yet a short drive to Poynton village and all its amenities. The high specification accommodation extends over 1850 sq ft and in brief comprises: - Entrance hall with feature exposed brick and beam wall, oak cottage style internal doors and ceramic floor tiling. To the front of the property is the lounge, the floor to ceiling window allows for plenty of natural light. The dining hallway has ample space for a formal dining table and chairs and the oak staircase leads to the first-floor galleried landing. The open plan living dining kitchen spans the width of the property and extends over 26ft, it is comprehensively fitted with a range of modern German "Hacker" handleless graphite and oak units with slimline stone worktops over. The integrated appliances include a Neff integrated dishwasher, Slide and hide oven, combination microwave oven, induction hob with pop up extractor and fridge/freezer. The remainder of the room has ample space for a dining table and chairs and a lounge seating area complete with feature fireplace incorporating a wood burning stove. Bi-folding doors provide access and views of the rear garden. The utility room offers additional storage and laundry facilities. There are two double bedrooms and the main bathroom which is fully tiled and includes a panelled bath with shower over, concealed cistern wc, wall hung vanity unit with wash basin inset and chrome heated towel rail, this completes the downstairs accommodation. To the first floor the galleried landing leads to the master bedroom which benefits from floor to ceiling fitted wardrobes and an en-suite shower room, the guest bedroom is another double bedroom and boasts en-suite facilities. Externally the property is accessed via secure electric gates and leads to a communal parking area where there are 3 allocated car parking spaces. To the rear of the property is a West facing landscaped garden which is predominately laid to lawn with a delightful Indian stone patio seating area, the garden boasts uninterrupted countryside views.

DIRECTIONS

SK12 1SP

TENURE

FREEHOLD

LOCAL AUTHORITY

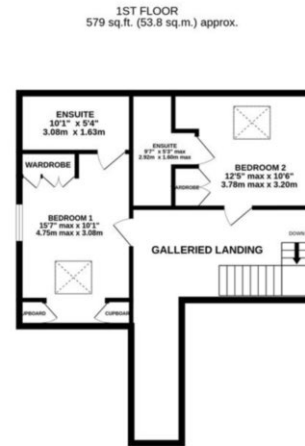
CHESHIRE EAST COUNCIL TAX BAND E

SERVICE CHARGE

£450 PER ANNUM

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.



TOTAL FLOOR AREA: 1863 sq.ft. (173.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, rooms, corridors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is to be made regarding their operation or efficiency can be given.
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