

3 Gatley Green Farm, Welsh Row, Nether Alderley, SK10 4TT

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This stunning and luxurious appointed mid mews barn conversion successfully combines the old with the new. Converted in 2006 and subsequently upgraded by the present owners this delightful contemporary property offers excellent accommodation thoughtfully planned to enjoy the open views across the surrounding countryside and has been designed to maximise natural light and the buildings original character whilst combining modern and stylish fixtures and fittings. Comprising of: First floor: open plan reception room, dining area and 'SieMatic' kitchen with door to sun terrace. Ground floor: entrance hall, master bedroom with en-suite shower room, bedroom 2, bedroom 3/sitting room, bathroom and utility room.

The property is approached through electric double gates that open onto this small select development of just four properties. To the front of the barn there is a blocked paved driveway providing parking for several cars with beautifully maintained front gardens which include a lawned area with shaped borders that are well stocked with mature shrubs and bushes. There is also additional visitor parking. To the rear of the house there is a large paved patio area with covered seating area under the first floor balcony ideal for entertaining. The patio opens up onto a lawned garden with shaped well stocked flower beds with herbaceous borders and fence opening up onto the open fields at the rear. Viewing is highly recommended to appreciate the location and accommodation that this property offers.

## Ground Floor

Solid oak panelled front door opening up to:

**Entrance Hall:** Window to front, limestone tiled floor, covered radiator with mirror slits, further radiator cover concealing fuse box and electric meters, down lights, doors off to:

**Master Bedroom: 14' 9" x 14' 9" (4.50m x 4.50m)** Doubled glazed window to front and rear, fitted with an extensive range of built in bedroom furniture including, wardrobes with hanging rail and shelving, mirrored dressing table with drawers beneath and matching bedside tables, cupboard radiator with mirrored slits, down lights, power points, telephone point, television point, door to:

**En-suite Shower Room: 8' 10" x 4' 11" (2.68m x 1.50m)** With limestone tiled wall and floor, comprising of: shower cubicle with mains fed shower over, wall mounted wash hand basin with vanity unit under and low level wc. Chrome ladder heated towel rail, shaver point, down lights extractor fan, wall mounted triple medicine cupboard with mirrored doors.

**Bedroom 2: 10' 5" x 8' 2" (3.18m x 2.50m)** to wardrobes. Double glazed window to rear, built in full height and width wardrobes with hanging rail and shelving with mirrored doors, radiator, power points, down lights.

**Bedroom 3/Sitting Room: 11' 4" x 12' 3" narrowing to 9' (3.46m x 3.74m narrowing to 2.75m)** with glassed panelled wall and door from the entrance hall providing views over the rear garden, Limestone tiled floor, double glazed French door with windows to side leading to flagged stone terrace, power points, telephone point, television aerial point, down lights, radiator.

**Utility Room: 5' 1" x 4' 11" (1.55m x 1.50m)** Fitted with a range of wall and base units with rolled edged surfaces to tiled splash backs with inset corian circular sink, space and plumbing for washer/dryer, down lights, power points, extractor fan, limestone tiled floor.

**Bathroom: 5' 8" x 5' 9" (1.72m x 1.74m)** Fitted with a white suite comprising of, panelled bath with mains fed shower over with glass shower screen, wall mounted wash hand basin, low level wc, travertine tiled floor and walls, mirrored wall, chromed ladder style heated towel rail, down lights, double glazed window to front.

## First Floor

Stairs from the entrance hall lead to the first floor open plan living accommodation comprising:

**Reception Room: 22' 6" x 14' 8" (6.86m x 4.47m)** with vaulted ceiling with exposed 'A' framed beams, double glazed circular window to front and rear, double glazed panel door with Juliette balcony overlooking the rear garden with views of the open countryside and beyond. Modern inset living flame gas fire with Limestone surround, inset full length mirrors into chimney breast recesses, down lights, radiator, power points, television aerial point opening onto:

**Dining Area: 14' 9" x 10' 9" (4.49m x 3.27m)** Vaulted ceiling with exposed 'A' frame and beams, glazed door to front with Juliette balcony, laminate wood flooring, power points, radiator. Opening onto:

**Kitchen: 14' 9" x 9' 4" (4.50m x 2.84m)** Fitted with a modern range of white high gloss wall and base units by 'SieMatic' with corian work surfaces with built in appliances, including four ring induction hob with stainless steel extractor hood over, built in electric oven, microwave, fridge and separate freezer, island unit with built in cupboards, corian work surface with moulded 1.5 sink unit with mixer tap, built in dishwasher, laminate wood flooring, mains fed smoke alarm, down lights, exposed beams, double glazed door to:

**Balcony: 13' x 6' 7" (3.95m x 2.00m)** Wrought iron balcony with smoked glass inserts and steel balustrades, having views over the garden and open countryside beyond.

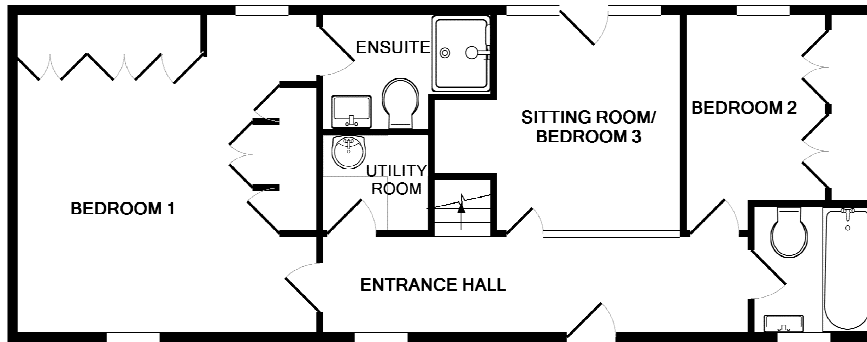
## Garden

To the front of the barn there is a blocked paved driveway providing parking for several cars with beautifully maintained front gardens which include a lawned area with shaped borders that are well stocked with mature shrubs and bushes. There is also additional visitor parking.

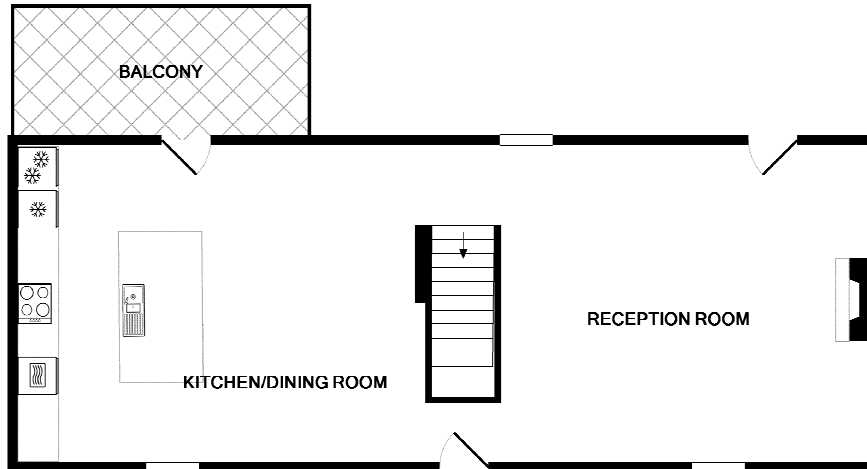
To the rear there is a large paved patio area with covered seating area under the first floor balcony ideal for entertaining. The patio opens up onto a lawned garden with shaped well stocked flower beds with herbaceous borders the property has views over the open fields to the rear and also gated rear access. There is also timber garden shed, outside cold tap and lighting.

**Location:** Alderley Edge village centre offers a wide range of high quality shops suitable for most day to day requirements and the area also boasts a good range of social and recreational facilities. Good local schools cater for children of all ages. Ideal for the commuter, the areas are especially well placed for easy access to the business centres of Manchester and Stockport. Alderley Edge station offers a fast electric commuter service and there are Inter-city links available at nearby Wilmslow. For the motorway traveller the M56 is available at Ringway or the M6 at Holmes Chapel. Alternatively the new A34 by-pass road provide easy access to the superstores of Marks and Spencer, Tesco and a little further on, John Lewis and Sainsburys. Manchester International Airport is only a short drive away.

**Directions:** From our office turn left onto London Road which turns into Congleton Road. Stay on here for approximately one mile before turning right at the Alderley Cross. Continue along Welsh Row for .75 of a mile where the gates to the development can be found at the end on the left hand side.



GROUND FLOOR

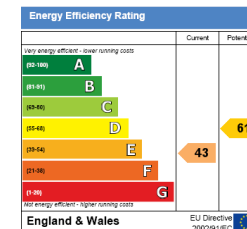


1ST FLOOR

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**All measurements are approximate**

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