

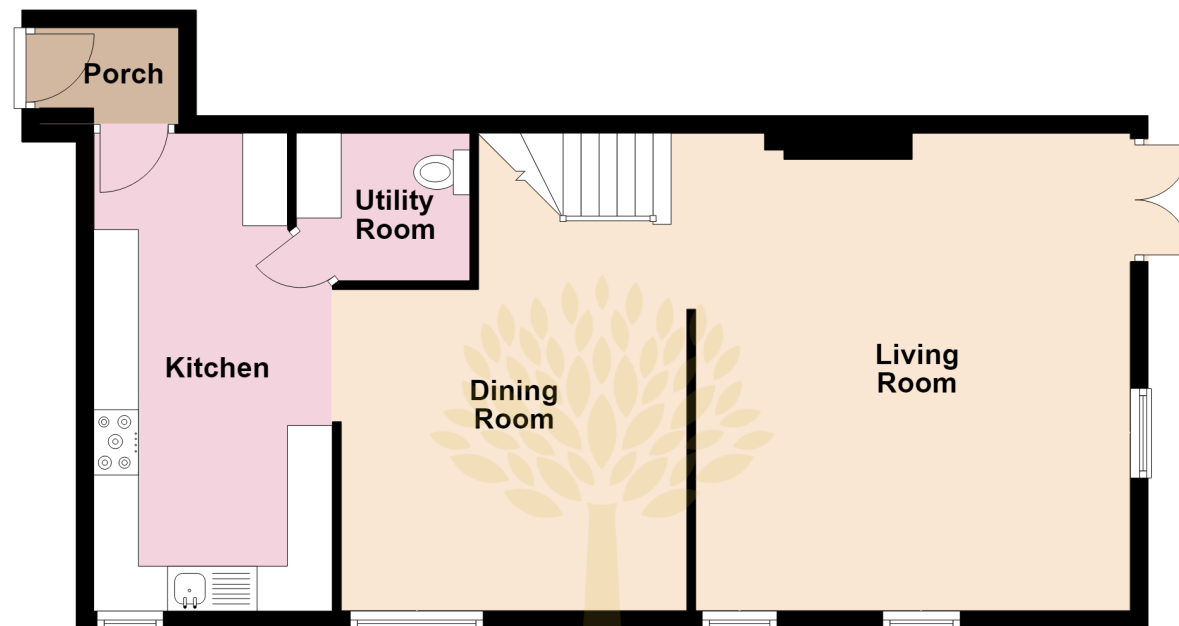


Wright Marshall
Estate Agents

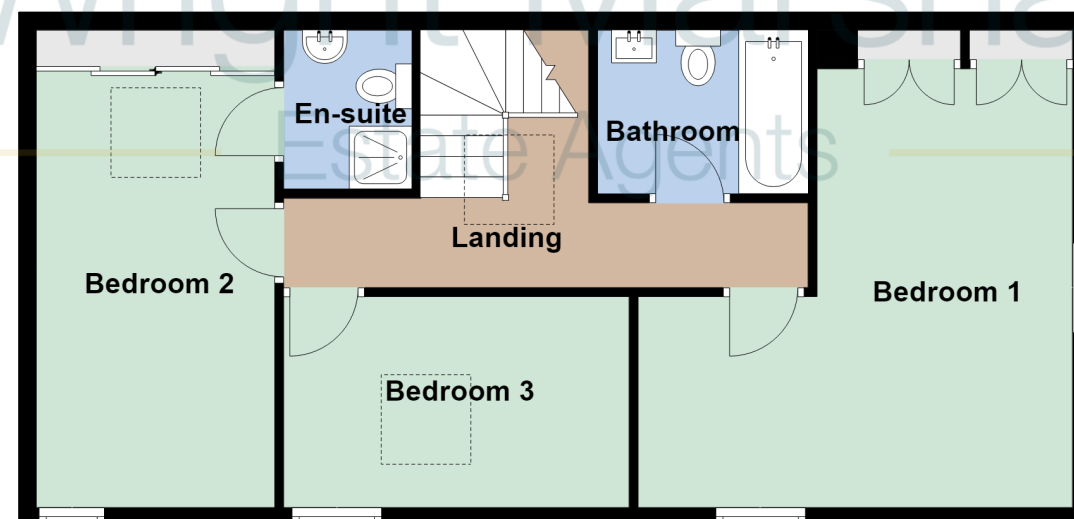
SHALLCROSS HALL BARN, SHALLCROSS
ROAD, WHALEY BRIDGE, HIGH PEAK, SK23 7BZ

£495,000

Ground Floor



First Floor



All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using PlanUp.

MISREPRESENTATION ACT 1967.

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1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
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3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.



A beautifully presented three bedroom barn conversion situated on the edge of the popular town of Whaley Bridge. Finished to a high standard throughout, the property boasts a wealth of bespoke features including oak internal doors, plantation shutters, period style radiators, and a stylish Shaker style kitchen. The well proportioned accommodation comprises a living room with a log burning stove, open plan dining area, bespoke fitted kitchen with integral appliances, utility room/WC, rear porch, three double bedrooms, an en suite, and a modern family bathroom. Externally, the property enjoys an enclosed front garden with views over open countryside, a communal courtyard to the rear, off street parking for two vehicles, a garage, and access to a communal allotment. Occupying an enviable position with views over Whaley Bridge, the property benefits from being within easy reach of a wide range of independent cafés, shops, restaurants, public houses, supermarkets, and excellent rail and bus links to Manchester, Manchester Airport, and the surrounding areas.

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Living Room

17'6 x 15'11 (5.33m x 4.85m)
uPVC double glazed double doors, three uPVC double glazed windows with bespoke shutters, a feature fireplace with a log burning stove set within a stone surround, two period style radiators, wood effect flooring, and open to:

Dining Room

17'6 x 12'8 (5.33m x 3.86m)
uPVC double glazed window with bespoke shutters, period style radiator, understairs storage cupboard, downlighters, wood effect flooring, stairs to the first floor, and open to:

Kitchen

17'6 x 8'8 (5.33m x 2.64m)
uPVC double glazed window with bespoke shutters, fitted Shaker style wall and base units with wooden work surfaces over, ceramic tiled splashbacks, space for a range cooker with a copper splashback and Rangemaster extractor hood over, integral microwave, composite sink and drainer with a copper mixer tap over, integral dishwasher, plumbing and space for an American style fridge freezer, vertical period style radiator, downlighters, and tiled effect flooring.

Utility Room/WC

5'5 x 6'4 (1.65m x 1.93m)
Fitted wall and base units, combined 2 in 1 WC and wash basin with a chrome mixer tap over, plumbing for a washing machine and tumble dryer, ladder style radiator, and wood effect flooring.

Rear Porch

Composite door leading to the communal rear courtyard and tiled effect flooring.

Landing

Velux window, downlighters, and period style radiator.

Bedroom One

16'1 x 16' (4.9m x 4.88m)
Two uPVC double glazed windows with bespoke shutters, period style radiators, loft access, and bespoke fitted wardrobes with storage above.

Bedroom Two

15'9 x 8'9 (4.8m x 2.67m)
uPVC double glazed window with bespoke shutters, Velux window, bespoke fitted wardrobe with high gloss sliding doors, and period style radiator.

En Suite

5'10 x 4'8 (1.78m x 1.42m)
Walk in shower cubicle with a wall mounted shower fitment, WC with a push flush, wall mounted wash basin with a mixer tap over, ladder style radiator, part tiled walls, and wood effect flooring.

Bedroom Three

7'9 x 12'8 (2.36m x 3.86m)
uPVC double glazed window with bespoke shutters, period style radiator, and Velux window.

Bathroom

5'11 x 7'9 (1.8m x 2.36m)
Bath with a wall mounted shower fitment over, WC with a push flush, wash basin with a mixer tap over, ladder style radiator, part tiled walls, extractor fan, and tiled flooring.

Outside

To the front elevation is an enclosed lawned garden with a raised Indian stone patio seating area enjoying views over the open countryside, a paved pathway, and well maintained flower beds. To the rear is a communal courtyard providing access to the property with established flower beds. To the side is off street parking for two vehicles. The property also benefits from a communal allotment.

Garage

Up and over garage door, light, and power.

