



**GASCOIGNE
HALMAN**

HORSESHOE COTTAGE, POOL HOUSE ROAD,
POYNTON

THE AREAS LEADING ESTATE AGENT



HORSESHOE COTTAGE, POOL HOUSE ROAD, POYNTON

ASKING PRICE £425,000

A CHARMING TWO DOUBLE BEDROOM BARN CONVERSION OCCUPYING A PEACEFUL SEMI-RURAL POSITION WITHIN AN EXCLUSIVE COURTYARD DEVELOPMENT IN HIGHER POYNTON. ENTRANCE HALL, CLOAKROOM/WC, UTILITY ROOM, FARMHOUSE-STYLE KITCHEN/DINER AND SPACIOUS LOUNGE/DINING ROOM. TWO DOUBLE BEDROOMS WITH VAULTED CEILINGS AND EXPOSED TIMBER BEAMS, TOGETHER WITH A CONTEMPORARY SHOWER ROOM. GENEROUS PRIVATE REAR GARDEN WITH PATIO TERRACE, FAR-REACHING COUNTRYSIDE VIEWS AND ALLOCATED PARKING.

- *** NO ONWARD CHAIN ***

- CHARMING TWO BEDROOM BARN CONVERSION WITHIN AN EXCLUSIVE COURTYARD DEVELOPMENT

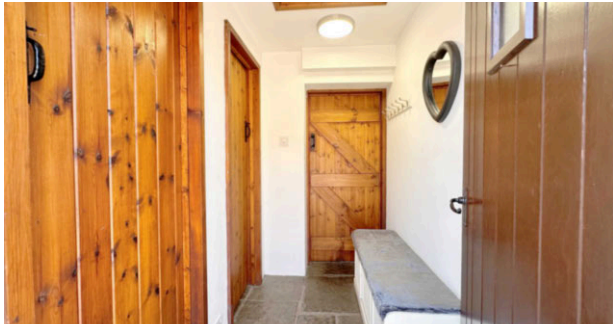
- APPROACHED VIA A PRIVATE FARM DRIVE IN THE HIGHLY SOUGHT-AFTER SEMI-RURAL AREA OF HIGHER POYNTON

- WEALTH OF CHARACTER FEATURES INCLUDING VAULTED CEILINGS AND EXPOSED TIMBER BEAMS

- SPACIOUS LOUNGE/DINING ROOM AND BEAUTIFULLY APPOINTED FARMHOUSE-STYLE KITCHEN

- GENEROUS PRIVATE REAR GARDEN WITH PATIO TERRACE, FAR-REACHING COUNTRYSIDE VIEWS AND ALLOCATED PARKING





DESCRIPTION

A charming two-bedroom barn conversion forming part of an attractive courtyard development in the highly sought-after semi-rural area of Higher Poynton, approached via a private farm drive and surrounded by open countryside. Beautifully presented throughout, this characterful home is offered to the market with no onward chain and blends period charm with modern-day living. The accommodation comprises an entrance hall, cloakroom/WC, utility room, a farmhouse-style kitchen/diner fitted with a range of shaker-style base units providing ample storage, complemented by solid oak work surfaces and attractive exposed brick detailing. The kitchen offers designated recesses for a freestanding cooker, dishwasher and tall fridge/freezer, whilst a useful understairs pantry/larder cupboard provides additional storage, alongside ample preparation space and room for everyday dining. A spacious dual-aspect lounge/dining room enjoying excellent natural light, with ample space for both living and dining furniture. A glazed door provides direct access to the private rear garden, whilst an exposed timber beam enhances the character and charm of this attractive barn conversion. To the first floor are two generous double bedrooms, both featuring vaulted ceilings and exposed timber beams, alongside a stylish shower room with a walk-in shower and Velux roof window. Externally, the property enjoys a private enclosed rear garden with a paved terrace, lawn and timber storage shed, all complemented by delightful countryside views. Offering a wonderful balance of rural tranquillity and convenience, this unique home provides an exceptional opportunity to enjoy character living in a picturesque setting.

DIRECTIONS

SK12 1TY

TENURE

FREEHOLD

LOCAL AUTHORITY

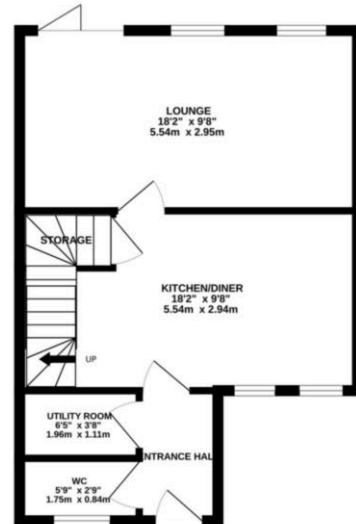
CHESHIRE EAST COUNCIL TAX BAND C

SERVICES (NOT TESTED)

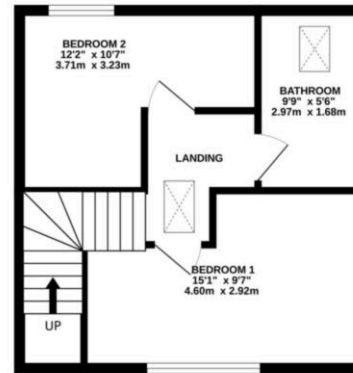
Services have not been tested and you are advised to carry out your own inspections and/or enquiries.

FLOORPLAN & EPC

GROUND FLOOR
426 sq.ft. (39.5 sq.m.) approx.



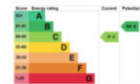
1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA: 780 sq.ft. (72.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.



POYNTON OFFICE

01625 859888

poynton@gascoignehalman.co.uk

3 Fountain Place, Poynton, Cheshire, SK12 1QX

**GASCOIGNE
HALMAN**