



EST. 2003

RICHARD LOWTH  
- CHESHIRE -



*Welcome to*

The Stables, Old Hall Lane, Woodford, Cheshire, SK7  
1RN

Tucked away at the top of a private lane, The Stables enjoys an enviable position with views across Avro Golf Course. Approached via a cobbled lane to its own driveway, the property immediately sets the tone for ample parking and a sense of peaceful seclusion within a charming, small barn conversion complex. Step inside and you are welcomed into the breathtaking open-plan breakfast kitchen, beautifully designed with sage green cabinetry, crisp white Quartz worktops, traditional Belfast sink, wine fridge and full range of integrated appliances. This impressive space is enhanced by a striking mezzanine level above, creating a versatile sitting or study area which overlooks the kitchen, perfect for relaxing and working from home. From the kitchen, a hallway leads through to a separate sitting/dining room, along with a conveniently located washroom/wc. A short staircase then descends to the lower ground floor, where bedroom one offers a peaceful retreat with views over the courtyard, complemented by a stylish shower room featuring sleek walk-in enclosure. Bedroom five is also found on this level, offering flexibility for guests, family or home office use. To the rear lies the main lounge, an impressive space measuring 18' 5" x 15' 7", with patio doors leading directly onto the courtyard.





- Peaceful picturesque barn conversion
- Surrounded by tranquil countryside enjoying a high degree of privacy
  - Effortlessly blends rustic character & modern comfort
- 5 individual bedrooms (bedroom one with stylish walk-in shower)
  - 4 versatile reception rooms
  - Stunning open plan breakfast kitchen
  - Delightful views across Avro Golf Course
- Private garden & patio + additional private courtyard
  - Ample driveway parking
  - Double garage with self-contained annex





### *Upstairs...*

The landing provides access to 3 further bedrooms. Bedroom two benefits from ample storage cupboards and a beautifully appointed en-suite complete with roll-top bath and Velux window, creating a light and luxurious feel. Bedroom three offers fitted wardrobes and generous space, whilst bedroom four is a comfortable double, enjoying delightful views across the surrounding fields. The family bathroom is equally well furnished, featuring both a roll-top bath and a walk-in shower enclosure, completed by charming tongue and groove panelling and chrome fixtures.





### *Outside...*

The property continues to impress with extensive driveway parking for multiple vehicles, and a separate brick-built double garage with electric doors and annex above, ideal for a variety of uses, such as AirBnB or independent relative accommodation (subject to consent). To the rear of the garage, a private garden awaits, complete with a large patio area. There is a private, separate courtyard to the main part of the property, which is accessed via the lounge or principle bedroom, along with secure side gate. Set within tranquil, picturesque surroundings, this property offers a rare opportunity to enjoy countryside living with a true sense of escape – somewhere you can genuinely switch off and unwind.

## MORE TO EXPLORE

Poynton Village is a vibrant, historic community nestled in the heart of Cheshire, ideally situated between Stockport and Macclesfield. With roots tracing back to the coal mining industry that once defined the area, Poynton has since evolved into a lively and attractive village that seamlessly combines heritage with modern charm.

The village is known for its welcoming atmosphere and a thriving selection of independent shops, cafes, bars, and restaurants that offer unique local flavours and experiences. Families are drawn to Poynton for its strong educational offerings, with well-regarded schools serving all age groups, as well as a safe, community-oriented environment.

For those who enjoy the outdoors, Poynton is perfectly placed with access to beautiful surrounding countryside. The expansive Lyme Park, with its historic estate and scenic walking trails, is just a stone's throw away, while the Middlewood Way offers picturesque paths ideal for cycling, walking, and horse riding.

Commuters benefit from excellent connectivity, with Poynton's railway station offering a direct link to Manchester and easy access to the motorway network. Additionally, Manchester Airport is conveniently close, making travel further afield smooth and accessible.

Overall, Poynton Village is a harmonious blend of historical character, modern amenities, and natural beauty, making it an appealing choice for residents and visitors alike.



## WHERE DO I GO WHEN I NEED...



### Coffee and cake?

There are lots of amazing cafes which can be found on Park Lane and School Lane.



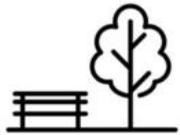
### Schools?

There are lots of good primary schools in the area – Worth, Vernon, Lostock Hall, Lower Park & St Paul's Catholic. All close and nearby. Poynton High School is conveniently located.



### Restaurants and drinks?

Panache is a firm local favourite, and The Farmers Arms. Enjoy drinks at The Vine Hop and The Flute & Firkin.



### Walks and park?

Poynton Pool and the Middlewood Way are both great spots to enjoy. Lyme Park is only a short distance away.



### Shops?

We are spoilt for choice when it comes to supermarkets... Aldi, Waitrose, Morrisons and a Co-op Local are all within walking distance of the village.



### Running and sports?

Enjoy local sport activities at Poynton Leisure Centre & Poynton Sports Club and why not try out park runs which are held at either Bramhall Park or Lyme Park. 9am start for a local 5k run.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

POST CODE: **SK7 1RN**

TENURE: **LEASEHOLD** – original 999 year lease  
£1 per year ground rent

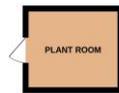
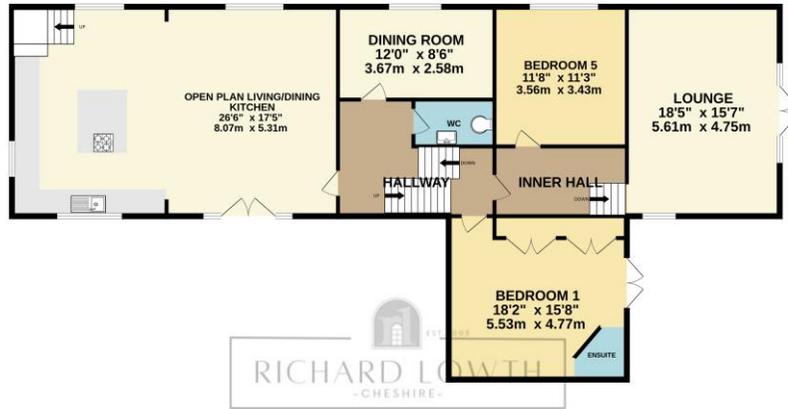
ENERGY PERFORMANCE CERTIFICATE: **D**

COUNCIL TAX BAND: **F**

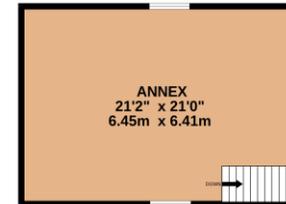
SERVICES (NOT TESTED): Private Drainage, Oil Fired Central Heating & Independent Water Supply

LOCAL AUTHORITY: **Stockport Metropolitan Borough Council**. For further information, please use: <https://www.stockport.gov.uk/>

GROUND FLOOR



1ST FLOOR



**DIRECTIONS: The Stables, Old Hall Lane, Woodford, Cheshire, SK7  
1RN**

WHAT3WORDS:  
///bravo.drifters.pointer

**TO VIEW:**  
**Call: 01625 859911 | 0161 439 1970 | Email: [sales@richardlowth.co.uk](mailto:sales@richardlowth.co.uk)**

