

WITH LAND ATTACHED AND NESTLED IN THE CHARMING VILLAGE OF  
KERRIDGE, THIS CHARACTERFUL COTTAGE  
FULL OF CHARM AND ORIGINAL FEATURES NEEDS TO BE VIEWED TO BE  
FULLY APPRECIATED.



CLARKE LANE FARM, 56 CLARKE LANE, KERRIDGE, MACCLESFIELD,  
CHESHIRE SK10 5AJ

**£850,000**

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Nestled in the charming village of Kerridge on the outskirts of Bollington, this attractive cottage full of charm and original features which must be viewed to be fully appreciated.

As you enter the cottage, you'll be greeted with a welcoming and bright entrance hall leading to a spacious dining room and kitchen. The impressive dining area has a large woodburning stove, exposed beams and provides a stunning entertaining space.

The characterful hallway, with plenty of exposed stone, leads to a study, lounge and sitting room/4<sup>th</sup> bedroom which features an en-suite shower room. There is also an additional WC and large utility room, accessed through the rear porch.

Upstairs there is a gallery landing leading to 3 bedrooms, the master benefiting from a large en-suite bathroom with freestanding tub, as well as the family bathroom.

Outside, the gardens are an absolute delight. A private driveway leads up to the property past the paddock and well-manicured lawns. As well as the gardens to the property, there is a 5-acre field to rear running along Clarke Lane.

The accommodation has gas fired central heating and In more detail it comprises:-

GROUND FLOOR

ENTRANCE HALL

DINING ROOM 24'2" x 12'5" (7.38m x 3.82m) Multi-fuel stove in stone fireplace. Wooden flooring. Glazed door with side windows. Central heating radiators.

Open to:

KITCHEN 20'5" x 8'4" (6.27m x 2.57m) With modern units to floor and wall. Featuring 'Belfast' style sink and 'Rangemaster' Range cooker with 5 ring gas hob. Integrated fridge and freezer. Stable door leading to the front of the property and glass door from the kitchen leading to the rear garden.

LOUNGE 14'8" x 14'8" (4.53m x 4.52m) Open fireplace in stone surround. Bay window to the front and window to the side. Central heating radiator. Door opening into:

SUN ROOM 8'8" x 7'3" (2.71m x 2.23m) Door to the side leading to the front of the property and front garden.

STUDY 11'3" x 7'6" (3.45m x 2.32m) Glass door to the front of the property. Window to the side. Central heating radiators. Access into Lounge.

SITTING ROOM / BED 4 14'8" x 12'0" (4.53m x 3.66m) Accessed through Lounge. Multi-fuel stove. Central heating radiator. Window to the front.

EN-SUITE SHOWER ROOM Low level WC and pedestal washbasin. Electric shower. Central heating towel rail.

UTILITY ROOM Plumbing for washing machine. Washbasin

WC Low level WC. Washbasin.

REAR PORCH Glass doors to the rear of the property.

Stairs from the Lounge lead to:-

## FIRST FLOOR

GALLERY LANDING	Central heating radiator.
BEDROOM NO.1	14'8" x 14'3" (4.52m x 4.37m) Central heating radiator. Window to the front. Access through En-Suite Bathroom.
EN SUITE BATHROOM/WC	White suite comprising freestanding bathtub, large shower enclosure with thermostatic shower, washbasin and WC. Centrally heated towel warmer. Tiled floor.
BEDROOM NO.2	14'8" x 12'0" (4.52m x 3.65m) Exposed beams. Built in storage. Central heating radiator.
BEDROOM NO.3	12'8" x 8'6" (3.91m x 2.63m) Built in storage cupboards. Central heating radiator.
BATHROOM/WC	Panelled bath with overhead shower. Pedestal washbasin, WC. Tiled floor. Central heating radiator.
<u>OUTSIDE:</u>	Impressive entrance driveway to the side of the property. Gardens to the front and side. Land as previously mentioned.
<u>GARAGE</u>	20'2" x 15'8" (6.17m x 4.83m) With light and power.
<u>SERVICES:</u>	Mains drainage, electricity and water are connected. Gas through underground tank situated in the grounds.

COUNCIL TAX BANDING: 'F'

PRICE: £850,000 - No onward chain.

TENURE: Freehold

VIEWING: By appointment with the AGENTS Michael Hart and Company.

DIRECTIONS: From our Bollington office travel up Henshall Road towards Macclesfield. Turn left into Clarke Lane just before reaching the roundabout for the A523. Continue along Clarke Lane for just under a mile where the road bends sharply to the left. The property is on your left hand side with the driveway just round the corner, on the left.

ENERGY RATING: EPC—TBC

## FLOOR PLANS:



## SURVEYS AND VALUATIONS

Should you require a Valuation, RICS Level 2 (Homebuyers) Survey and Valuation, or a Level 3 (Building) Survey for a property that you are buying, please contact Andrew Hart (01625 575578). We will be pleased to provide a quotation and offer advice on the different levels of valuation/survey available. (Please note that we are unable to provide this service for properties being offered for sale through our agency).

### Please take note of these points

No tests of any appliances or fittings held with the property offered for sale have been made. Purchasers should satisfy themselves as to the suitability or workability of these. The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract. Neither Michael Hart & Co Ltd. nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact, and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

