



CHARTERED SURVEYORS LAND and ESTATE AGENTS AUCTIONEERS and VALUERS

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IN A DELIGHTFUL PARKLAND STYLE SETTING WITH DRIVEWAY THROUGH
WOODED AREA,
A DISTINCTIVE DWELLING BEING PART OF A FORMER STABLE BLOCK AND
OFFERING SPACIOUS THREE BEDROOM ACCOMMODATION WITH AN
ABUNDANCE OF CHARACTER.



2 ENDON HALL MEWS, OAK LANE, KERRIDGE, MACCLESFIELD SK10 5AL

£595,000



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2 ENDON HALL MEWS, OAK LANE, KERRIDGE, MACCLESFIELD SK10 5AL

This is a home full of charm and character that has been created within the listed building (Grade II) that was formerly the stables and coach house for Endon Hall. It enjoys a delightful approach through woodland off Higher Lane.

Believed to have been constructed in around 1835, the westerly part of the courtyard arranged building was converted into three residential units in 1995.

As would be expected in a property of this type, exposed timbers feature, particularly at first floor level where the heavy king post trusses for the roof structure can be seen. Rooms are of generous dimensions including three double bedrooms, with the master benefiting from a large en-suite shower room.

A private garden to the front of the property provides a delightful space to sit and enjoy the peaceful location.

The location is a delightful semi rural one with many footpaths into the beautiful surrounding countryside. There are shops for everyday needs and primary schools in the nearby village of Bollington, and Macclesfield town centre is 3 miles away where there are senior schools and a mainline rail station. Manchester airport is within a radius of 9 miles.

The property has gas fired central heating and in more detail the accommodation comprises:

GROUND FLOOR:

LOUNGE	18'0" x 12'6" (5.48m x 3.81m) Window to front overlooking garden. Central heating radiator. Laminate Flooring.
DINING ROOM	15'1" x 11'1" (4.60m x 3.37m) Double doors to lounge. Central heating radiator.
CLOAKROOM/WC	Hand washbasin. WC. Central heating radiator.
KITCHEN	13'6" x 8'9" (4.10m x 2.67m) Fitted with units to floor and wall with worktops incorporating Belfast sink. Gas hob with extractor hood. Tiled floor. Part tiled walls. Central heating radiator.
UTILITY AREA	Washing machine plumbing. Gas fired central heating boiler.

A turning staircase leads from the dining room to:-

FIRST FLOOR:

LANDING	
BEDROOM NO.1	13'2" x 11'3" (4.00m x 3.43m) Central heating radiator.
EN SUITE SHOWER ROOM	Large en-suite shower room with shower enclosure, washbasin and WC. Central heating radiator.
BEDROOM NO.2	11'3" x 8'11" (3.43m x 2.73m) Central heating radiator.
BEDROOM NO.3	8'10" x 8'2" (2.66m x 2.48m) Central heating radiator.
BATHROOM/WC	White suite comprising freestanding bathtub, pedestal washbasin and WC. Airing cupboard. Central heating radiator. Part tiled.

<u>OUTSIDE:</u>	Private garden to the front. Driveway through wooded area off Higher Lane. Parking for multiple vehicles.
<u>SERVICES:</u>	All mains services are connected.
<u>COUNCIL TAX BANDING:</u>	Band 'F'
<u>TENURE:</u>	Freehold
<u>PRICE:</u>	£595,000
<u>VIEWING:</u>	Strictly by appointment with the AGENTS Michael Hart & Company, Bollington office 01625 575578.
<u>DIRECTIONS:</u>	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. Continue to Higher Lane, which is on the right hand side. The driveway to Endon Hall Mews is to the right hand side and the property is straight ahead with parking to the side.
<u>ENERGY RATING:</u>	EPC Rating 'TBC'
<u>FLOOR PLANS:</u>	



SURVEYS AND VALUATIONS

Should you require a Valuation, RICS Homebuyers Survey and Valuation, or a full 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.

