



Holly Bank Farm Close Lane

ST7 2TR

Guide Price £850,000



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STEPHENSON BROWNE

SUBSTANTIAL BUNGALOW WITH DEVELOPMENT POTENTIAL & LARGE GROUNDS EXTENDING TO 3 ACRES -

Stephenson Browne are delighted to offer this unique opportunity to acquire an extended, detached true bungalow sat in approximately 3 acres with a variety of outbuildings having both stables and tack room whilst being on the fringe of open Cheshire Countryside.

The property itself would suit a wide variety of purchaser and has the potential for further extension or development, subject to appropriate planning consents. Being located on Close Lane, you are conveniently positioned close to a wide range of local amenities, highly regarded schooling and just a short distance to Alsager town centre with its thriving array of cafe's shops and restaurants.

The bungalow itself comprises of: an impressive 23ft lounge with sliding doors opening to the rear, a fully fitted country-style kitchen with granite working surfaces and integrated appliances, a generous additional reception room currently utilised as a dining room and three exemplary double bedrooms with the principal room having dual aspect windows and a wide range of fitted bedroom furniture. You will also find a modern shower room with three piece suite, separate WC and a fourth bedroom also offering fitted robes, currently set up as an office, although would easily accommodate a single bed!

Externally, the property offers extensive grounds covering approximately 3 acres, an attached double garage plus driveway for multiple vehicles. There is also a separate outbuilding that houses stables and a tack room, and has two integral workshops which have been converted by the current owners creating an ideal office space, or could be utilised for storage.

Are you looking for that equestrian lifestyle, then Close Lane could just be the property you have been waiting for! Contact Stephenson Browne today to book your all-important viewing to see the full potential and size of what Close Lane has to offer!



Hallway

Having fitted carpet, coving to the ceiling, ceiling light fitting, three wall light fittings, two radiators, loft access via hatch, door to airing cupboard with radiator and shelving, door to pantry cupboard and doors to most internal rooms, including:

Lounge

23'5" x 12'1"

Enjoying a UPVC double glazed window to front elevation, UPVC double glazed sliding doors opening to the garden, feature electric fireplace with marble style surround, fitted carpet, ample sockets, two ceiling light fittings, coving to the ceiling and radiator.

Kitchen

12'9" x 11'0"

Comprising of a range of wall, base and drawer units with granite style working surfaces over and integral appliances including: sink with drainer, high-level double oven, four point electric hob with extractor over, microwave, dishwasher and fridge. Having partly tiled walls for splashbacks, tiled flooring, ample sockets, ceiling strip light, radiator, UPVC double glazed window to rear elevation, UPVC double glazed window to side looking into the garage, internal door accessing the garage and door to:

Dining Room

15'0" x 11'11"

With a large UPVC double glazed window to front elevation, ceiling light fitting, wall light fitting, radiator, ample sockets and fitted carpet (installed recently).

WC

With a push flush WC, UPVC double glazed obscure window to side elevation, tiled walls, tiled flooring and ceiling light fitting.

Shower Room

6'2" x 5'9"

With a push flush WC, hand basin with mixer tap incorporated within wood style fitted storage unit, and shower cubicle with glass bi-fold door. With tiled walls, tiled flooring, spotlighting, chrome heated towel rail and UPVC double glazed obscure glass window to side elevation.

Bedroom One

10'10" x 10'7" (to wardrobes)

Home to dual aspect UPVC double glazed windows to side and rear elevations, having a range of fitted bedroom furniture including wardrobes, desk, bedside tables and drawers. With fitted carpet, ample sockets, radiator and ceiling light fitting.



Bedroom Two

12'9" x 10'7"

Another well proportioned double room with fitted carpet, radiator, ample sockets, ceiling light fitting and UPVC double glazed window to side elevation.

Bedroom Three

12'0" x 7'10"

With fitted carpet, ceiling light fitting, ample sockets, UPVC double glazed window to rear elevation and radiator.

Bedroom Four

8'4" x 7'11"

Boasting fitted wardrobes and storage with shutter style doors, fitted carpet, UPVC double glazed window to rear elevation, ceiling light fitting, ample sockets and radiator.

Garage

19'8" x 17'6"

Having an up and over garage door, windows to rear and side elevations, door opening to rear elevation onto the garden, power and lighting.

Externally

A large plot spanning approximately 3 acres, with a brick paved drive to suit multiple cars, an easy to maintain gravelled front garden surrounded by a low level decorative brick wall and pathway leading to the front door. A wooden farm gate provides access to the rest of the land, which is mostly lawn and hosts a number of trees / a wooded area, fence boundary to all elevations and brick built gazebo. Also having an outbuilding dating back to the 1800s comprising of two workshops/storage rooms and stables.

Outbuilding:

Workshop 1

10'1" x 9'11"

With power, lighting, window to front elevation and opening to:

Workshop 2

13'10" x 11'5"

Also having power, lighting and window to front elevation.

Council Tax Band

The council tax band for this property is F.

NB: Tenure

We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

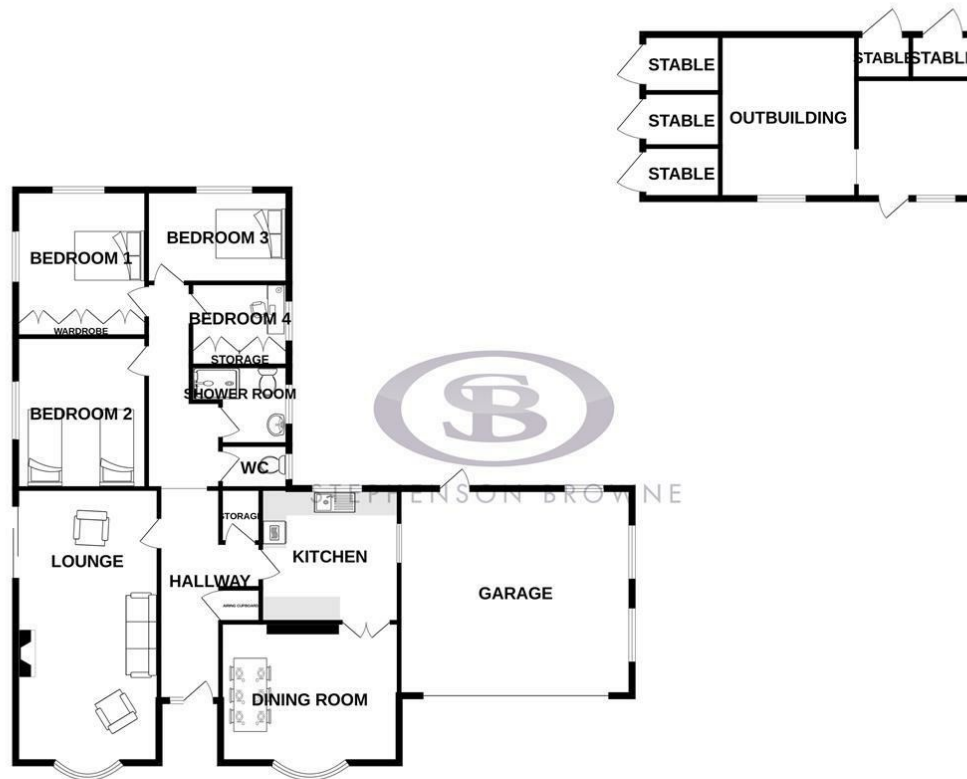
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Floor Plan

GROUND FLOOR



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Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	67	79

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

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