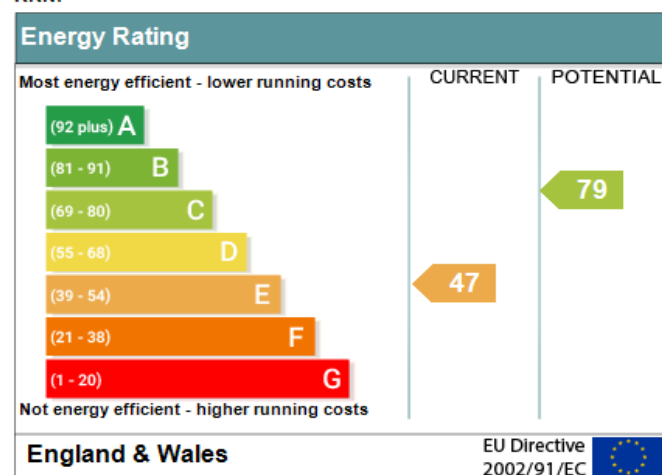




Address: THE PATCH, PINES LANE, BIDDULPH PARK, BIDDULPH, S...  
RRN:



**Disclaimer**  
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.



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## The Patch

Pines Lane, Biddulph Park, Staffordshire ST8 7SP

Offers in Excess of £640,000

- IMPRESSIVE DETACHED DORMER STYLE HOME
- LOUNGE THROUGH DINING ROOM
- THREE BEDROOMS / TWO BATHROOMS
- LARGE DETACHED DOUBLE GARAGE & PARKING AREA
- SUBSTANTIAL GROUNDS & WOODLAND EXTENDING TO 0.5 ACRES APPROX
- FAR REACHING COUNTRYSIDE VIEWS
- RURAL AREA OF BIDDULPH PARK
- NO CHAIN



## FOR SALE BY PRIVATE TREATY (Subject to contract)

\*\*\*WATCH OUR ONLINE PROPERTY TOUR\*\*\*NO ONWARD CHAIN\*\*\*

THE PATCH SITS PROUDLY IN AN ELEVATED POSITION BLESSED WITH IMPRESSIVE FAR REACHING COUNTRYSIDE VIEWS AND A VISTA TOWARDS THE ICONIC BOSLEY CLOUD. A DETACHED DORMER STYLE HOME WITH SUBSTANTIAL GROUNDS AND WOODLAND EXTENDING TO APPROXIMATELY 0.5 ACRES OR THEREABOUTS. RURAL POSITION WITHIN BIDDULPH PARK WITH QUICK ACCESS TO CONGLETON, MACCLESFIELD AND LEEK.

The Patch is a wonderfully positioned home with ready to move into accommodation and yet will offer the fortunate new owner boundless opportunities to alter, amend and extend (subject to necessary consents) to create home of distinction. Discreet approach and glorious views. A distinguished residence, bounded with established and formal mature gardens, including extensive lawns and terrace seating areas, LARGE DETACHED DOUBLE GARAGE AND HUGE PARKING AREA. Wooded area extending to 0.5 acres or thereabouts.

A place in the country, located within the picturesque rural locality Biddulph Park, surrounded by countryside, enjoying views across meadowland and positioned close to Bosley Cloud, a prominent hill owned by the National Trust, popular with ramblers and local folk who, once at its pinnacle, enjoy the breathtaking, far reaching views over adjoining counties and the Peak District. The twisting country lanes are interesting to explore and offer enjoyable walks and are suitable for horse riding, as are the well known walking routes of the 'Gritstone Trail' and Staffordshire Way nearby, Rudyard Lake with Steam Railway and the Biddulph Valley Way bridle path.

Practically the towns of Macclesfield, Leek and Congleton are within 9, 7 and 3 miles respectively, with Manchester Airport some 15 miles away offering flights to worldwide destinations. The main town of Macclesfield has a mainline railway station (London Euston in approx 1hr 45mins), excellent schools including Beech Hall Preparatory School,

Kings School and a range of highly regarded secondary schools. The town offers an array of high street stores, shops, bars and restaurants. The historic market town of Leek is just a short drive away, with its cobbled market place, unspoilt architecture and variety of independent shops, antiques and award winning tea shops. Leek is home to speciality producers of a variety food and drink. Traditional markets can be found in the restored indoor Victorian Butter Market and outdoor in the Market Place, with an antique and collectors' market held outdoors each Saturday, a monthly 'Leek Farmers and Craft Market' and 'Totally Locally' Sunday market. Equally Congleton has a thriving range of facilities. Congleton railway station also provides links to the national rail network and connections to frequent expresses to London.

The main entrance leads into the impressive sized reception hall, with stairs off to the first floor. A huge reception room, spans some 33 feet in length, forming the lounge through dining room, with feature central fireplace, and wide windows capturing the far reaching countryside views. The kitchen is modern with side porch off and there is a good sized separate utility. Continuing on this floor are the two main bedrooms, both of which are large double sized rooms and each complemented with an ensuite shower/bathrooms. To the first floor is the third dormer style bedroom.

Outside, as befits a residence of such calibre and as mentioned above, are the private and formal gardens, which will only truly be appreciated with the undertaking of a viewing, and by viewing our ONLINE VIDEO TOUR. There is an extensive driveway which allows parking for numerous vehicles, motor home, caravans, trailers, horse boxes etc., and large DETACHED DOUBLE GARAGE. The land is situated to the south and is predominately a natural woodland, all within secure boundary hedges and fencing. The land, grounds and gardens extend to approx 0.5 acres or thereabouts.



### The accommodation briefly comprises

(all dimensions are approximate)

**OPEN STORM PORCH** : Hardwood panelled double doors with glazed upper panels to:

**PORCH** : Single panel central heating radiator. Tiled floor. Door to hallway.

**RECEPTION HALL 17' 2" x 10' 0" (5.23m x 3.05m)** : Coving to ceiling. Two single panel central heating radiators. 13 Amp power points. Deep skirting. Deep recessed cloaks cupboard. Stairs to first floor.

**LOUNGE THROUGH DINING ROOM 33' 4" x 15' 11" (10.15m x 4.85m) overall** :

**LOUNGE AREA 16' 10" x 14' 11" (5.13m x 4.54m)** : Timber framed sealed unit double glazed bow window to side aspect with views towards Bosley Cloud. Coving to ceiling. Single panel central heating radiator. 13 Amp power points. Brick built feature fireplace with stone hearth.

**DINING ROOM 13' 1" x 15' 0" (3.98m x 4.57m)** : Timber framed sealed unit double glazed window to side aspect with views towards Bosley Cloud. Double panel central heating radiator. 13 Amp power points. Brick built feature fireplace with stone hearth. Pine framed multi-glazed partition and door to kitchen.

**KITCHEN 13' 6" x 8' 10" (4.11m x 2.69m)** : PVCu double glazed widow to side aspect with views towards Bosley Cloud. Fitted with a range of modern eye level and base units in cream with marble effect preparation surfaces over and stainless steel one and a half bowl sink inset. Built-in 4-ring electric hob with Bosch electric fan assisted double oven and grill below with integrated extractor hood over. Stone effect tiles to splashbacks. 13 Amp power points. Ceramic tiled floor.

**SIDE PORCH 7' 5" x 4' 5" (2.26m x 1.35m)** : Slate effect tiled floor. 13 Amp power points. Wood panelled and glazed door to outside.

**UTILITY 15' 2" x 5' 9" (4.62m x 1.75m)** : Two PVCu double glazed windows to rear aspect. Single panel central heating radiator. 13 Amp power points. Light oak base units with marble effect preparation surfaces over with stainless steel single drainer sink unit inset. Space and plumbing for washing machine, dishwasher and tumble dryer. Oak effect Karndean flooring.

**BEDROOM 1 14' 7" x 13' 8" (4.44m x 4.16m)** : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Substantial triple built-in wardrobes.

**EN SUITE 6' 10" x 8' 5" (2.08m x 2.56m)** : PVCu double glazed window to side aspect. Low voltage downlighters inset. Modern white suite comprising: low level W.C., bidet and ceramic wash hand basin with chrome mixer tap. Large walk-in shower cubicle with glass screen housing a mains fed shower. Glazed tiles to wall. Single panel central heating radiator. Chrome centrally heated towel radiator. Marble effect floor tiles.



**BEDROOM 2 SIDE 17' 0" x 12' 0" (5.18m x 3.65m) to bay** : PVCu double glazed walk-in bay window. PVCu double glazed window to rear aspect. Coving to ceiling. Single panel central heating radiator. 13 Amp power points.

**EN SUITE 9' 4" x 7' 5" (2.84m x 2.26m)** : PVCu double glazed window to rear aspect. Low voltage downlighters inset. White suite comprising: low level W.C., wash hand basin set in pine vanity wash stand, panelled bath with Victorian style telephone handset bath/shower mixer. Single panel central heating radiator. Fully glazed tiled walls. Chrome centrally heated towel radiator. Linen cupboard with single panel central heating radiator and shelves.

**FIRST FLOOR** :

**BEDROOM 3 FRONT 15' 7" x 10' 4" (4.75m x 3.15m) plus stairwell & walk-in dorma window** : PVCu double glazed window dormer window to front aspect. Single panel central heating radiator. 13 Amp power points. Under eaves storage.

**OUTSIDE** :

**FRONT** : Front boundary dry stone walling. Wide driveway entrance with parking for numerous vehicles, trailers, horsebox etc which then terminates at the detached double garage.

**ADJACENT TO FRONT** : An Indian stone perimeter pathway with lawned gardens. To the left hand side is an area of lawned garden encompassed with dry stone walling. Access to boiler cupboard housing oil fired combi boiler.

**REAR CURTILAGE** : The rear curtilage is a wooded area with mature deciduous and conifer trees which measures approx 0.5 acres.

**GARAGE 18' 10" x 15' 4" (5.74m x 4.67m) internal measurements** : Remote up and over door. Power and light. Overhead storage. Personal door.

**TENURE** : Freehold (subject to solicitors verification).

**SERVICES** : Mains electricity and water. Heating via oil fired boiler. Drainage via septic tank

**VIEWING** : Strictly by appointment through the joint selling agent **TIMOTHY A BROWN**.

**BAND**: F **LOCAL AUTHORITY**: Staffordshire Moorlands

**DIRECTIONS**: Proceed out of Congleton along Park Lane, on the A527 (Biddulph Road). Continue along this road until reaching the traffic lights at Mossley whereupon turn left into Reades Lane. Follow this road under the railway bridge and continue for approximately one mile. Take the first turning right after the 'Staffordshire' sign onto Pines Lane. The Pines will be found on the left hand side clearly identified by our For Sale board.

