



Woodend Farm Schoolfold Lane, Macclesfield, SK10 4PL

Offers Over £1,800,000

A truly beautiful country residence sure to appeal to the equestrian, or anyone looking for a comprehensive slice of beautiful Cheshire countryside!

Set in approximately 18 acres, Woodend Farm is accessed via two driveways and enjoys large fields, paddocks, a ménage, several large sheds, stables, loose boxes, vast amounts of parking, formal gardens and much, much more!

The farmhouse itself is an impressive size and laid out to suit busy family life with reception/entertaining areas along with four ample double bedrooms. An impressive garage building enjoys three double garage doors across the ground floor whilst above is a luxurious self contained apartment, perfect for independent children, large families or live in staff...or just as a games room or gym! A large stone outbuilding also offers interesting potential for conversion to living space or reuse as a farm building, yet again, massive flexibility for the right buyer.

The location is second to none in terms of both rural tranquillity and useful access to commuter links and amenities being just a short drive to large southerly Manchester towns. Manchester airport is a short journey away by car and great schools in both private and state sectors are within easy reach.

This truly is a one off opportunity, so watch our video tour, view our floor plans then call us here at Chris Hamriding Estate Agents to book yourself that all important viewing!

GROUND FLOOR

Entrance porch

Hallway

Drawing room 24'0" x 15'3" (7.33 x 4.65)

Bar 14'4" x 8'10" (4.37 x 2.70)

Sitting room 16'4" x 13'9" (4.98 x 4.20)

Kitchen 23'8" x 14'11" (7.22 x 4.56)

Pantry 7'1" x 4'7" (2.16 x 1.40)

Garden room 16'10" x 16'5" (5.14 x 5.01)

Utility 13'7" x 7'6" (4.15 x 2.30)

Bathroom

FIRST FLOOR

Stairs and landing

Master bedroom 16'0" x 13'9" (4.90 x 4.20)

En suite

Bedroom two 13'9" x 12'2" (4.21 x 3.73)

Bedroom three 14'10" x 12'2" (4.54 x 3.73)

Bedroom four 13'5" x 9'4" (4.09 x 2.87)

Bathroom

Storage

GARAGE AND ANNEXE

Triple garage 41'6" x 20'7" (12.65 x 6.29)

Garden Store

Annexe (above garage)

Sitting room 26'11" x 18'9" (8.21 x 5.72)

Bedroom area

Kitchenette

Bathroom

BARN (EXISTING)

Garaging 25'3" x 17'9" (7.70 x 5.42)

WC

Stables

Store rooms

Party/Games rooms 25'3" x 24'5" (7.70 x 7.46)

Bar

COTTAGE (PROPOSED)

GROUND FLOOR

Entrance hallway

Sitting room 19'10" x 15'8" (6.07 x 4.80)

Snug 14'1" x 12'5" (4.30 x 3.80)

Kitchen/dining room 21'7" x 14'9" (6.60 x 4.50)

Bathroom

FIRST FLOOR

Stairs and landing

Bedroom one 13'5" x 10'9" (4.10 x 3.30)

Bedroom two 16'4" x 10'5" (5.00 x 3.20)

Bathroom

OUTBUILDINGS

Car storage 65'7" x 48'10" (20.00 x 14.90)

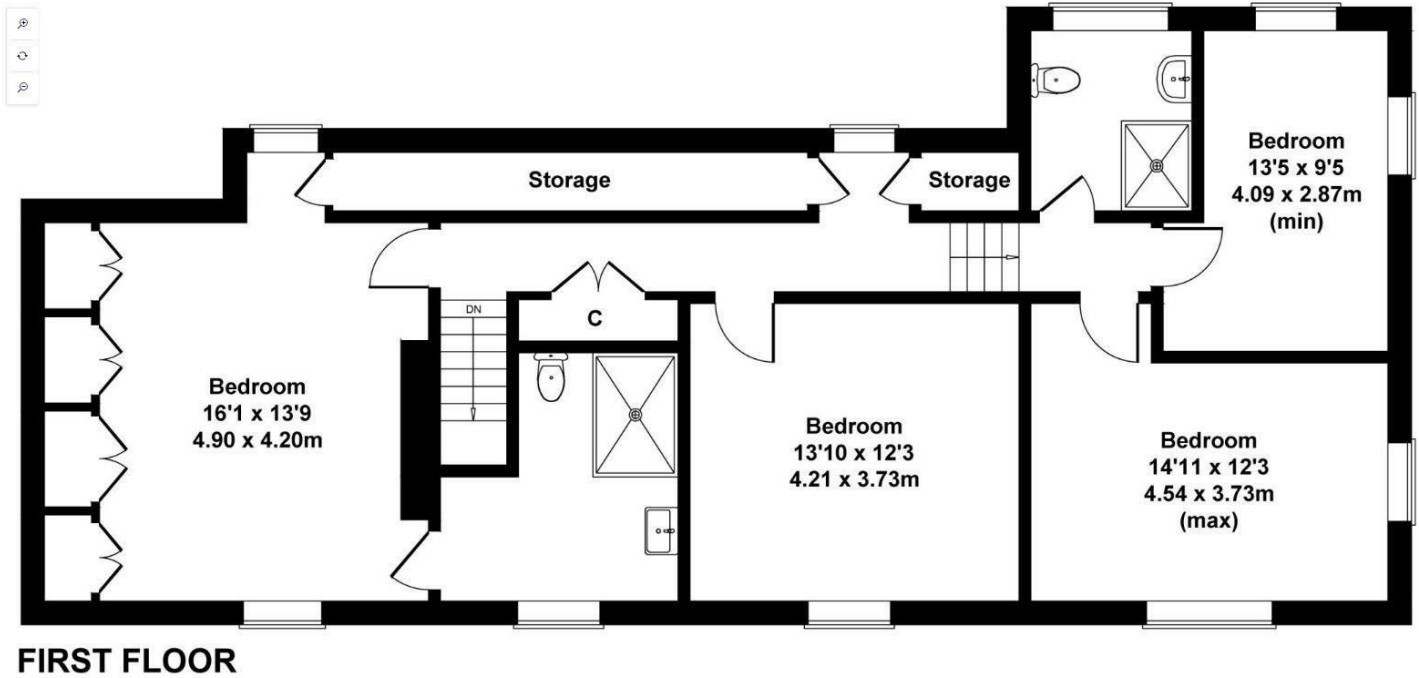
Outbuilding with stables 56'4" x 36'2" (17.19 x 11.04)

Hay store 59'4" x 56'4" (18.10 x 17.19)

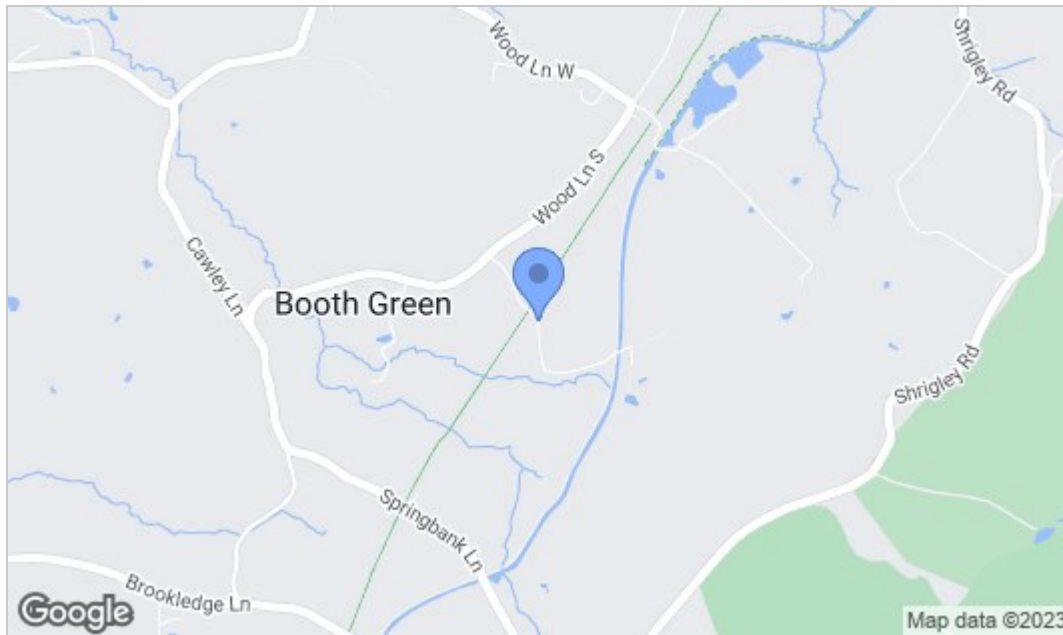
Storage room 56'4" x 30'10" (17.19 x 9.40)

Machinery store 56'4" x 30'0" (17.19 x 9.15)

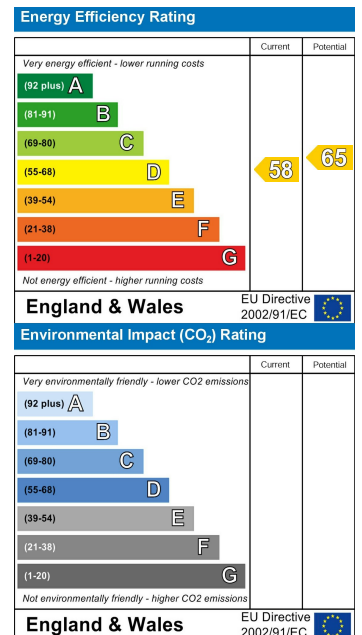
Floor Plan



Area Map



Energy Efficiency Graph



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