



FOXBANK FARM
HOLLIN LANE, SUTTON, SK11 0NN

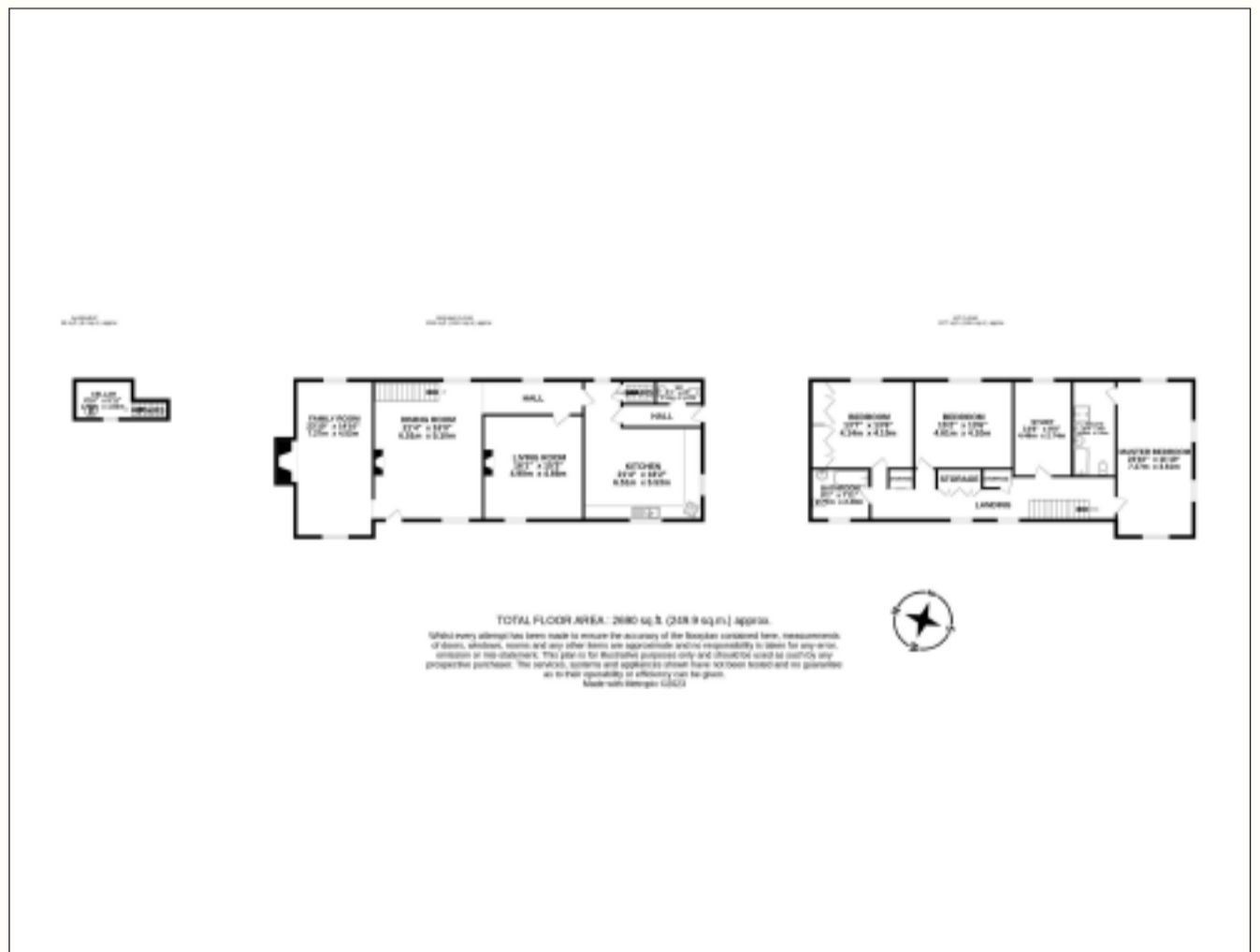
GASCOIGNE HALMAN



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FLOOR PLANS AND SITE MAPS
Not to Scale. For Illustration purposes only.

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LOCATION

Sutton is a picturesque village surrounded by open countryside, yet within easy reach of the centre of Macclesfield and all its amenities.

Macclesfield is a thriving market town that provides a comprehensive range of shops, varied social and recreational amenities and good schools for children of all ages. For the commuter, Manchester International Airport and its connection with the North West motorway network are approximately thirty minutes away by car and the railway station in Macclesfield provides fast and frequent Intercity and commuter links with Manchester, London and the surrounding business centres.

DIRECTIONS

POSTCODE :SK11 ONN

TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

VIEWING

Viewing strictly by appointment through the Agents.

- STUNNING Stone Built Grade II Listed Farm House In A Fabulous Rural Setting With SIX Excellent Sized Bedrooms, TWO Being in a separate Annexe
- Original Stone Mullion Windows And Exposed Beams Throughout
- Around 98 Acres Of Land,A Mixture Of Formal Gardens, Grazing Land And Quarry
- Beautifully Refurbished Two Double Bedroom Stone Annexe
- Several Outbuildings Used As Garaging, Workshops And Utility Room
- Wonderful Panoramic Views Across Sutton And Beyond



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FOX BANK FARM
Sutton





Arguably one of Suttons finest properties this detached stone built farm house stands in formal gardens and having land extending to approximately 98 acres. Large amount of quality outbuildings and a stunning two double bedroom annex. The property and courtyard is approached by a long sweeping driveway and enjoys some of the areas best open views.

A CHESHIRE ESTATE

Occasionally we have the privilege to bring to market a truly aspirational property that epitomises country living at its very best. Foxbank Farm represents just such an opportunity. This property was last available on the open market nearly half a century ago, and when you begin to understand this property it becomes readily apparent why the vendor's family have cherished it for so long.

The property is accessed via a long, sweeping driveway bounded by an avenue of beech trees. The driveway brings you onto a magnificent York stone courtyard, that is framed by stone outbuildings. At the head of the courtyard sits what is arguably one of Cheshire's most attractive stone farmhouses.

The farmhouse is nestled within approximately 98 acres of some of the most diverse and beautiful countryside that Cheshire has to offer. The land is a wildlife gem, and incorporates a majestic valley complete with a river running through it,

numerous ponds and lakes, woodlands, a long abandoned quarry complete with nesting raptors, and countless scenic viewpoints affording some of the finest views in Cheshire. The property owners have worked extensively with Cheshire Wildlife to improve the ecological diversity of the site with multiple ponds and wetland areas that now represent an oasis for Great Crested Newts, Buzzards, Red Kites, Kestrels, Peregrine Falcons, deer, badgers, foxes and a multitude of other animals that are either resident or regular visitors. The property is a blend between productive agricultural farmland and exquisite parkland that contains a wildlife haven of incomparable beauty.

THE MAIN RESIDENCE

A large stone porch and grand front door give access to the farmhouse and lead in to the central dining room.

The property, in brief, comprises an imposing stone flagged, central dining room that benefits from dual aspect, stone mullioned windows and spectacular original beams. There is also a stone mantel and fireplace that further enhance the space. The stairs to the first floor lead up from this room and offer useful under stair storage

behind a nineteenth century, Suffolk latched, wooden door.

The main drawing room again benefits from stone mullioned windows that are present throughout the property, and afford a triple aspect view over rolling countryside. Exposed beams and a magnificent stone open fireplace, hearth and mantle, make this a wonderful large entertaining space.

Off the dining room, a York stone inner hallway gives access to both the kitchen and the family room.

The family room or "snug" sits within the oldest part of the house and is a showcase for wooden beams and eighteenth century construction. The room has a neoclassical marble mantle that frames a cast iron surround fireplace. The room also benefits from bespoke fixed book shelves and cupboards either side of the fireplace.

The dining kitchen continues the theme of stone mullioned windows and York stone flooring. It is both spacious and well lit, benefiting from a triple aspect. The kitchen has been fixed with a high quality range of bespoke units and Siemens and Falmec appliances. The room is also artfully oak

panelled along one wall with an ingenious radiator bench that affords the warmest seat in the house, perfect for a winter's day!

To the rear of the kitchen is a short hallway leading to the back door and covered stone porch. This hallway also gives access to the downstairs guest cloakroom WC with artfully fixed, two piece suite and storage cupboards.

There is a small cellar accessed from the kitchen that contains the oil fired central heating boiler.

Upstairs the property comprises four double bedrooms, two bathrooms, (one en-suite), and a long linking landing. This again affords views to the rear of the property and is notable for its exposed beams and charm. The bedrooms are all of a good size and share the magnificent views that are hallmarks of this property. The master bedroom in particular is quite spectacular with its triple aspect, high ceilings, exposed beams and show stopping views of the garden and surrounding countryside. This bedroom also benefits from an en-suite bathroom with "his and her" hand basins, a shower, panelled bath and WC.

A recently refitted family bathroom is located at the end of the landing.