



**GASCOIGNE
HALMAN**

COCK HALL LANE, LANGLEY

THE AREAS LEADING ESTATE AGENT



COCK HALL LANE, LANGLEY

695,000.00

A truly Stunning stable conversion, offering very well proportioned accommodation presented to exacting standards with large mature private gardens and a lovely cobbled court yard entrance with a good size garage. Four bedrooms, two bathrooms and good size living accommodation.

A Fabulous Four Bedroom Two Bathroom Converted Stable Accommodation Finished To Exacting Standards Throughout

High Quality Fixtures And Fittings
Presented To Show House Conditions

Standing In Extensive Private Mature Gardens

Two Lovely Reception Rooms And A Large Open Plan
Dining/Kitchen

Garage With Overhead Storage

Charming Courtyard Entrance





An impressive Four bedroom Two bathroom semi detached house forming part of this stunning stable conversion standing within a lovely cobbled courtyard with a large garage and fabulous mature grounds. The property is located in the highly desirable village of Langley on the outskirts of Macclesfield, nestling at the foot of the Peak District.

The property enjoys lovely countryside views and offers accommodation which has been beautifully restored and refurbished to incredibly high standards throughout. As you move through the building the period features stand out such as the wonderful exposed beams on the first floor.

The property has gas fired central heating and fabulous bespoke aluminium and hard wood double glazed windows.

The room layout comprises of a lovely spacious entrance hall with an oak staircase to the first floor and oak doors giving access to the ground floor rooms. There is a good sized utility room/boot room with a lovely range of fitted units with a Belfast style sink unit and oak work surfaces. The cloakroom/WC as been fitted to the same high standard.

The dining/kitchen being of an excellent proportion has been fitted with high quality bespoke hand painted units with black stone work surfaces, a Belfast style sink unit, a Lacanche range and having two windows to the front aspect, fitted with plantation shutters, and French doors giving access to the rear.

The main lounge is another extremely light room with three windows and boasts high quality oak parquet flooring. The main focal point of this room is the hand carved stone fireplace with York stone hearth housing a JOTUL woodburning stove.

There are double oak framed glazed doors opening through into the garden room which is a great size with full length double glazed windows overlooking the garden and French doors onto the courtyard.

To the first floor there is a fabulous split level landing with two Velux windows making it very light and airy. Oak doors give access to all rooms including the airing cupboard and further storage cupboards.

There are three double bedrooms and one single/study, the master bedroom having vaulted ceilings with fabulous exposed beams and a full length double glazed window taking in the expansive views of the rear garden. It also has two Velux windows and a lovely range of bespoke fitted wardrobes and drawer units.

The Three further bedrooms also have fitted built in wardrobes and there is a fabulous family bathroom with a free-standing bath and oak effect flooring. In addition there is a separate shower room being close to the master bedroom that has been beautifully fitted with a three piece suite including a walk in shower cubicle and oak flooring.

Outside the property stands in extensive landscaped gardens with a lovely courtyard area, steps leading down to the main gardens which has a large summerhouse/workshop, a decked area and storage. This area is enclosed by mature hedging and shrubs. A gate leads into a fascinating wildlife area with a meandering brook running through.

To the front there is access to the garage via the courtyard. The garage is of a good size with electric doors and a ladder giving access to the large storage area above.

LOCATION

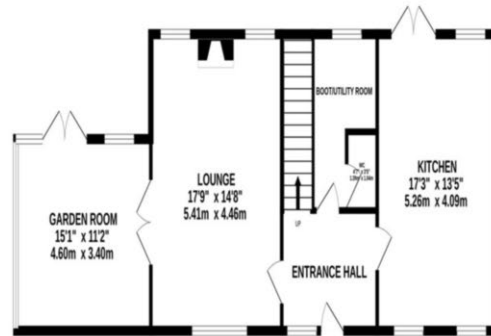
Langley is a picturesque village situated close to open countryside, with Macclesfield town centre just a short drive away. Macclesfield is a thriving market town that provides a comprehensive range of shops, varied social and recreational amenities and good schools for children of all ages. For the 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

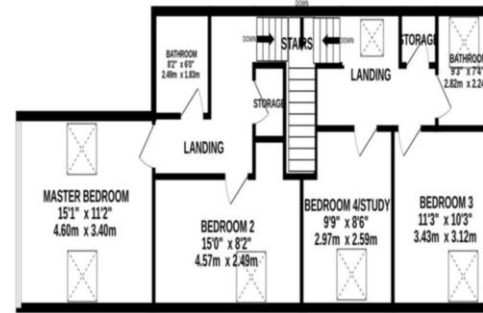
Leaving Macclesfield along the main Silk Road in the direction of Leek, proceed straight into Mill Lane which continues into Cross Street. At the traffic lights turn left onto Byrons Lane and continue along towards Langley and into Langley Road. Once reaching the village turn right immediately before the Chapel into Cock Hall Lane, where Westlands can be found after a short distance on the right hand side.

EPC RATING C CHESHIRE EAST E

GROUND FLOOR
829 sq.ft. (77.0 sq.m.) approx.



1ST FLOOR
835 sq.ft. (77.6 sq.m.) approx.



TOTAL FLOOR AREA : 1664 sq.ft. (154.6 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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