



**GASCOIGNE  
HALMAN**

LOWER MARSH FARM, KERRIDGE ROAD, RAINOW

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THE AREAS LEADING ESTATE AGENT

LOWER MARSH FARM, KERRIDGE ROAD, RAINOW



## LOWER MARSH FARM, KERRIDGE ROAD, RAINOW

**Sale By Informal Tender. Offers Over £700,000**

A fabulous opportunity to purchase a detached, stone built farmhouse, circa early 1800s

Including in excess of three acres of land (subject to confirmation)

Located in a beautiful semi-rural location

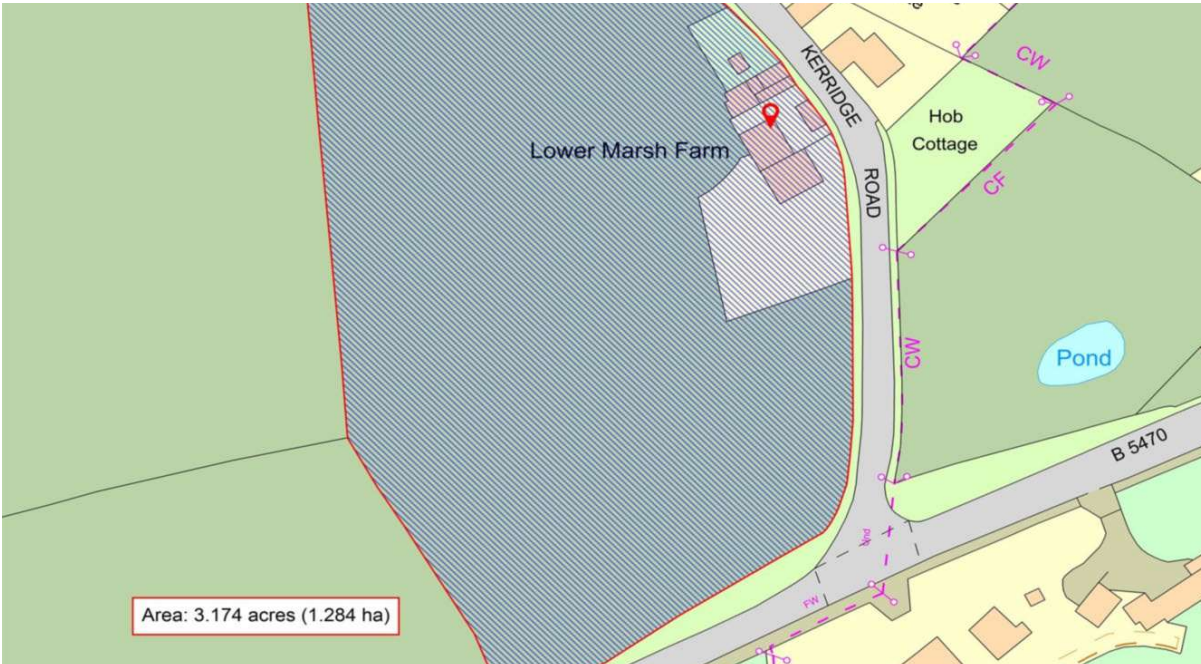
The house has an attached stone barn, ideal for conversion to living accommodation, subject to PP and Building Regulations

Further outbuildings providing an opportunity for refurbishment

Only a 5-minute drive into Macclesfield town centre

First time to the market in over 100 years. The house contains many original features

FOR SALE BY INFORMAL TENDER - CONTACT THE AGENT FOR FURTHER INFORMATION



The property has not been on the open market for about 100 years, having been in the same family for three generations.

The house has fabulous open views of the countryside whilst being just a short drive from Macclesfield.

In brief, from the cobble courtyard, the back door opens onto the dining room. This room has beautiful exposed beams and original wooden door lintels. The oil-fired central heating boiler is in the corner of this room.

An original farmhouse door leads through to the main lounge, which has a functional, feature fireplace, attractive original sash windows to the front aspect and original cupboards built in either side of the fireplace.

An original door opens from the lounge into a second sitting room with a lovely period fireplace and original sash windows to the front aspect.

From the dining room, another original farmhouse door opens onto the kitchen, which is fitted with a range of units, washing machine etc. and has a large window overlooking the garden and land.

The first floor is reached from the dining room. There is a large landing with loft access and doors to each of the three large double bedrooms and the family bathroom, which has a three-piece suite and over-bath shower. Bedroom 1 has floor to ceiling fitted wardrobes. Bedroom 2 has the original fireplace. Bedroom 3 houses the hot-water cylinder/airing cupboard.

The property has a septic tank, is warmed by oil fired central heating and is on mains water supply. The fireplace in the main lounge is functional.

Formal south and west-facing gardens frame the house. There are mature fruit trees, hedging, shrubs and bulbs. There are two greenhouses in need of some repair, but functional. As the house is slightly elevated, the wonderful views are open, but the garden is private.

**OUTBUILDING**

A large stone two-storey barn with fabulous original exposed beams adjoins the house. This would be ideal for conversion into living accommodation (subject to PP and BRs)

There are a number of other outbuildings, mostly stone and some timber, all set within a wonderful cobbled courtyard with gates giving separate pedestrian and vehicular access to the property. There is a spring-water source available from the courtyard, with the original pump.

With access through the central outbuilding, there is a large wooden shed.

As one turns into Kerridge Road off Rainow Road, there is a dropped kerb giving access to the field. This could give further scope for vehicular access to the property if desired.

Offered For Sale By Informal Tender. Potential Purchaser Are Invited To Submit Their Bids by 12pm on 29th August 2024

**LOCATION**

Rainow is a picturesque semi rural village surrounded by open countryside and boasts its own primary school, with the centre of Macclesfield 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.

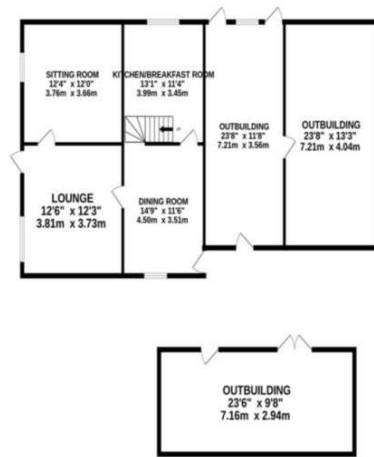
**DIRECTIONS**

Leaving Macclesfield on Hurdsfield Roadm continuing into Rainow Road. Continue for some distance then take a left turn into Kerridge Road where the property can be found on the left hand side. POSTCODE: SK10 5TA

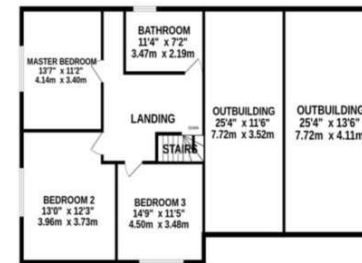
It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

**EPC RATING TBC CHESHIRE EAST BAND F**

GROUND FLOOR  
2332 sq.ft. (216.7 sq.m.) approx.



1ST FLOOR  
1379 sq.ft. (128.1 sq.m.) approx.



TOTAL FLOOR AREA: 3712 sq.ft. (344.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

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