



**GASCOIGNE  
HALMAN**

LIME COTTAGE, RIDGE HILL, SUTTON,  
MACCLESFIELD

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THE AREAS LEADING ESTATE AGENT





## LIME COTTAGE, RIDGE HILL, SUTTON, MACCLESFIELD

**500,000**

**A spacious three double bedroom stone barn conversion situated in a fabulous position on Ridge Hill Sutton with stunning open views. Good amounts of parking and gardens.**

An Impressive Three Double Bedroom Two Bathroom Stone Built Barn Conversion.

Situated In The Extremely Sought After Ridge Hill Location In Sutton.

Fabulous Views From Almost Every Window.

Offered For Sale With No Onward Chain And Ready To Move Straight Into.

Good Amounts Of Off Road Parking And Gardens.







## DESCRIPTION

A fabulous opportunity to purchase a stone built deceptively spacious Barn conversion, enjoying idyllic countryside location with amazing views and ready for immediate occupation. The property enjoys a good sized terrace garden to both the front and side, the gardens take full advantage of the views and there is good amounts of private off road parking.

The extremely spacious accommodation comprises of a large entrance hall with fabulous stone floor, turning flight of stairs to the first floor with a galleria landing, under-stairs storage cupboard, window to the side aspect again enjoying the beautiful views, there's an attractively fitted cloakroom/WC with window to the front and continuation of the stone flooring, there's a fabulous sized farm house style kitchen again with a continuation of the stone flooring, windows to the front aspect, kitchen is attractively fitted in a matching range of hand painted units with integrated appliances, there's ample room for a kitchen table and a door giving access to the rear courtyard. The main lounge is of wonderful proportions and being well lit by the three windows all taking in some fabulous views and a stone built fireplace.

## DESCRIPTION

On the first floor there's a galleria landing with two windows taking in the exceptional views, all three bedrooms are double, the master windows to the side and rear, good sized built in wardrobe and an attractively fitted en-suite shower room, two further bedrooms enjoy the wonderful views, one housing the airing cupboard and further built in storage. The bathroom is fitted in a three piece suite.

Outside there is a good sized private garden to the front which continues down the side and good amounts of off road parking.

## DIRECTIONS

SK11 0LU

## LOCATION

LANGLEY

Langley is a truly picturesque village characterized by period buildings, superb country walks through the Macclesfield Forest and Teggs Nose and yet it is far from being remote, being located close to Macclesfield. 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.

## TENURE

Freehold

We are informed by our client that the property is freehold and free from chief rent. Prospective purchasers are advised to confirm this point with their solicitor.

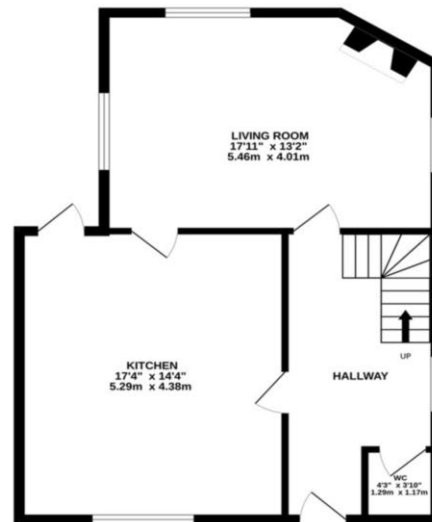
## LOCAL AUTHORITY

CTB F

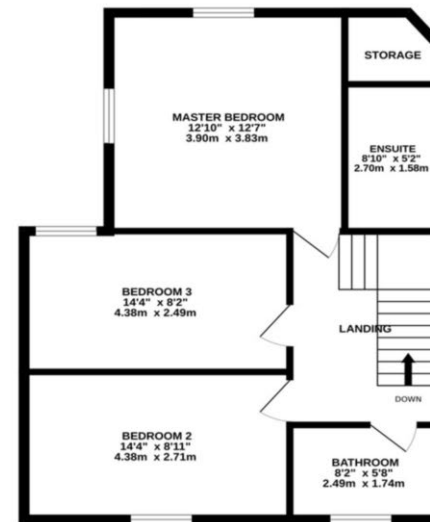
## EPC

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GROUND FLOOR  
612 sq.ft. (56.9 sq.m.) approx.



1ST FLOOR  
625 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA: 1238 sq.ft. (115.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## MACCLESFIELD OFFICE

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