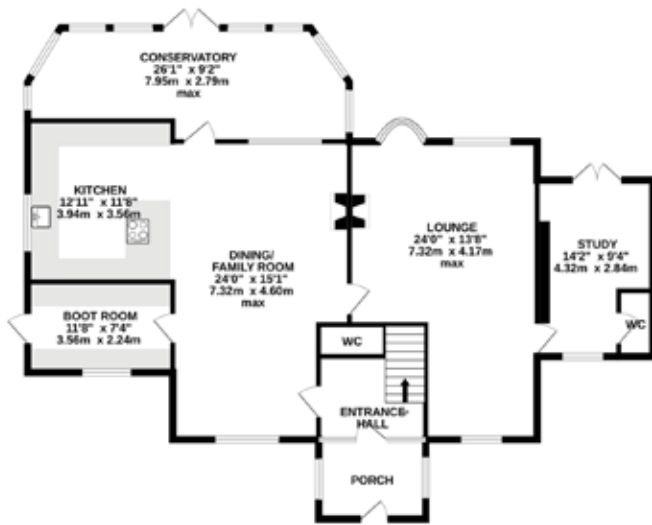


GROUND FLOOR
 1320 sq.ft. (122.7 sq.m.) approx.



1ST FLOOR
 821 sq.ft. (76.3 sq.m.) approx.



TOTAL FLOOR AREA : 2142 sq.ft. (199.0 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Homplan ©2024



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.

THE AREAS LEADING ESTATE AGENCY

Prestbury
 8 The Village, PRESTBURY SK10 4DG
 01625 827467 prestbury@gascoignehalman.co.uk

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GASCOIGNE HALMAN

With stunning panoramic views over the Cheshire Plain, a detached stone built farmhouse of immense character standing in well kept traditional gardens. Offered with No Onward Chain

- STUNNING PANORAMIC VIEWS OVER THE CHESHIRE PLAIN
- NO ONWARD CHAIN
- OVER 2,000 SQ FT

- LARGE OPEN PLANNED KITCHEN/DINER/LIVING
- DELIGHTFUL RURAL SETTING
- TRADITIONAL STONE BUILT FARM HOUSE

£895,000

GIBBILL FARM

Shrigley Park Estate, Pott Shrigley



DESCRIPTION

Situated within the curtilage of the Shrigley Park Estate, Gibbill Farm enjoys a stunning position with panoramic aspects over the Cheshire Plain. The position offers an excellent balance between a delightful rural setting and the convenience to general amenities.

The farmhouse itself, built in stone with a stone-flagged roof, offers a reception hall, a large lounge with a centerpiece fireplace, and the bright, recently refurbished open planned kitchen/diner/living space. The opens up onto the picturesque conservatory room with exceptional views over the Cheshire landscape and patio doors that open onto the garden space.

Additionally there is a utility room, and ground floor bedroom/office/playroom space with a separate WC.

On the first floor, there is a large main bedroom with a dressing room and en suite shower room with more substantial views. An additional two further bedrooms with fitted wardrobes, and a family bathroom/WC with shower. Oil-fired central heating is installed.

Externally, garden space wraps around the whole house. The particularly fine formal gardens laid to mature lawns with thoughtfully planned raised borders and beds, and a secluded barbecue area, all helping to make a fine setting for this individual property.

LOCATION

The immediate area is of a delightful rural nature with Pott Shrigley itself being of a special rural community dominated by the attractive church, yet offering easy access to the facilities of the area with Poynton and Bollington villages close at hand. The area is accessible to Manchester Airport, the north west motorway network, and the Peak District National Park, and is also well served by educational and recreational facilities.

DIRECTIONS

Travelling from Prestbury village past St Peter's Church on your righthand side, bear right over the railway bridge and first left into Prestbury Lane. At the 'T' junction turn left towards Adlington, and at the second set of traffic lights turn right into Brookledge Lane, at the top of which follow the road round to the right into Shrigley Road, and enter the formal entrance to Shrigley Hall Hotel. Turn first right to the main carpark area, and keeping to the righthand side aim

towards the tennis court area, just before which turn right following the lane round as it bends to the left, passing 2 further detached properties and enter the private track to Gibb Hill Farm.

TENURE

Freehold - Subject to verification from solicitors

SERVICES (NOT TESTED)

Mains electricity is available and connected, water is from a borehole

and drainage is to a water treatment unit.

LOCAL AUTHORITY

Cheshire East - Council Tax Band F

POSTCODE

SK10 5SE

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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