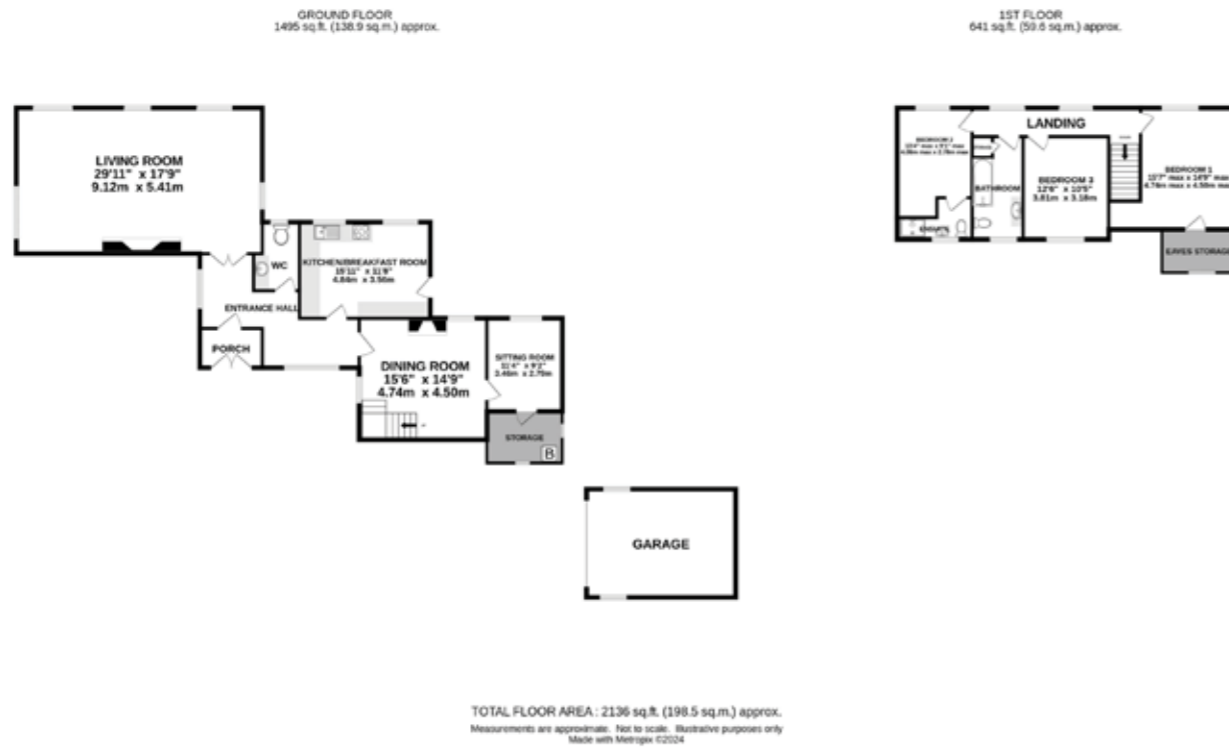


ASH TREE TOP FARM
Macclesfield Forest, Macclesfield
GUIDE PRICE
£700,000



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

gascoignehalman.co.uk



GASCOIGNE HALMAN

Nestled in a peaceful rural setting between Tegg's Nose Country Park and Macclesfield Forest, this charming stone farmhouse offers breath-taking views from its elevated position.

- APPROXIMATELY 8.2 ACRE PLOT
- OVER 2,000 SQ FT
- STUNNING VIEWS

- DETACHED STONE FARMHOUSE
- IN NEED OF MODERNISATION
- NO ONWARD CHAIN

GUIDE PRICE
£700,000

ASH TREE TOP FARM
Macclesfield Forest, Macclesfield



Set on approximately 8.2 acres, this period property is available with no onward chain, presenting a unique opportunity to own a delightful family home rich in original features. The property comprises a main entrance with double doors leading to an inner hallway and WC. The spacious living room boasts an impressive stone inglenook fireplace with a log burner and dual aspect windows that provide stunning views. A farmhouse-style kitchen/diner has large picture windows and access to the rear of the property. The formal dining room, complete with a feature fireplace and log burner, includes an oak staircase to the first floor.

Additionally, there is a separate reception room that can serve as a study, office or fourth bedroom, connected to a large storage room housing the boiler. Upstairs, the first floor comprises three generously sized double bedrooms, one with en-suite shower room, and the main bedroom featuring a large attached storage room. A good-sized bathroom completes the first floor. Externally, the property is accessed via a gated driveway with ample parking. A large detached stone garage sits to the side of the house. Several attractive stone-flagged patios which offer space for outdoor relaxation or entertaining are situated in the formal gardens. Beyond this there are fields suitable for livestock. In the lower meadow, a large wildlife pond with seating provides far-reaching, exceptional views towards Langley Reservoirs and across the Cheshire countryside.

LOCATION

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
SAT NAV: SK11 0ND

TENURE

Freehold - to be verified by solicitors.
SERVICES (NOT TESTED)
Services have not been tested and you are advised to make your own enquiries and/or inspections.
LOCAL AUTHORITY
Cheshire East BC - Council Tax Band: G
VIEWING
Viewing strictly by appointment through the Agents.

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



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