



THE OLD HOUSE SPODE GREEN LANE | LITTLE BOLLINGTON

OFFERS IN THE REGION OF £1,000,000

An individually designed detached farmhouse of generous proportions standing in grounds approaching half an acre incorporating separate outbuildings/garages. Situated within open countryside and well placed for access to both Altrincham town centre and the village of Lymm. Extended, replanned and retaining much of the original character and charm. The superbly presented accommodation briefly comprises enclosed porch, reception area, dining room, sitting room, morning room, fitted kitchen, shower room/WC, inner hall, utility room, study, conservatory, primary bedroom with en suite bathroom/WC, four further bedrooms and family bathroom/WC. Oil fired central heating and double glazing. Attached double garage. Detached twin garage and tandem garage. Ample parking facilities and landscaped gardens.

POSTCODE: WA14 3QX

DESCRIPTION

Reputedly dating back over three hundred years, The Old House is a charming and unique detached residence occupying an enviable position within the Green Belt enhanced by exceptional views over undulating countryside. Surrounding the property are woodlands and fields and grounds approaching half an acre which include substantial outbuildings/garages. Despite the rural location the shopping centres of Altrincham and Lymm are approximately equidistant around three miles to the east and west respectively and a regular bus service may prove invaluable for those children attending local schools.

Much of the original character has been retained such as exposed beams and panelled doors alongside modern enhancements including oil fired central heating and high quality double glazing.

Upon entering the feeling of space is apparent and a naturally light reception area leads onto the spacious dining room which is ideal for formal entertaining. The sitting room features an attractive fireplace with wood burning stove set upon a stone hearth and glazed door which opens onto the stone paved rear terrace. The adjoining living room also provides access to the landscaped gardens through two sets of dual aspect French windows and the adjacent kitchen is fitted with a comprehensive range of units complemented by polished granite work-surfaces, integrated appliances and oil fired AGA. In addition there is a shower room/WC, utility room and well proportioned study. Completing the ground floor is a conservatory which provides access to the gardens and attached double garage.

At first floor level the excellent primary suite comprises double bedroom with vaulted ceiling and Juliet balcony and bathroom/WC complete with separate shower enclosure. Four further bedrooms are served by the family bathroom/WC and benefit from outstanding views across open countryside.

Approached beyond a long stone paved/gravel driveway there is provision for ample off road parking and the generous outbuildings/garages have much further potential subject to obtaining the relevant approval.

In conclusion, a superbly presented family home set within magnificent grounds and an appointment to view is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

Leaded light effect/panelled wood grain effect composite front door set within matching double glazed side-screens. Wood grain effect PVCu double glazed window. Cloaks cupboard with hanging rail. Leaded light effect/panelled hardwood door to:

RECEPTION AREA

11'2" x 9'8" (3.40m x 2.95m)

Built-in display unit. Parquet wood flooring. Wood grain effect PVCu double glazed window. Radiator.

DINING ROOM

14'8" x 12'2" (4.47m x 3.71m)

Turned spindle balustrade staircase to the first floor. Wood grain effect PVCu double glazed window. Parquet wood flooring. Recessed low-voltage lighting. Two radiators.

SITTING ROOM

17'5" x 15'7" (5.31m x 4.75m)

Wood burning stove and stone hearth beneath a natural wood mantel flanked by a built-in display unit. Wood grain effect PVCu double glazed door set within a matching bay window. Two radiators.

LIVING ROOM

15'4" x 12'1" (4.67m x 3.68m)

Built-in dresser unit. Dual aspect wood grain effect PVCu double glazed French windows. Wood grain effect PVCu double glazed window. Two wall light points. Two radiators.

KITCHEN

12'2" x 12'1" (3.71m x 3.68m)

Fitted with matching wall and base units beneath polished granite work-surfaces/up-stands and undermount stainless steel sink with mixer tap. Integrated appliances include an oil fired AGA with tiled splash-back and extractor/light above, Siemens combination microwave/oven/grill, fridge and dishwasher. Wood grain effect PVCu double glazed windows to a dual aspect. Parquet wood flooring. Recessed low-voltage lighting.

SHOWER ROOM/WC

5'6" x 5'6" (1.68m x 1.68m)

White/chrome vanity wash basin and low-level WC. Tiled area with thermostatic shower. Wood grain effect PVCu double glazed window. Partially tiled walls. Tiled floor. Recessed low-voltage lighting. Extractor fan. Wall mounted convector heater. Radiator.

INNER HALLWAY

Turned spindle balustrade staircase to the first floor. Under-stair storage cupboard.

UTILITY ROOM

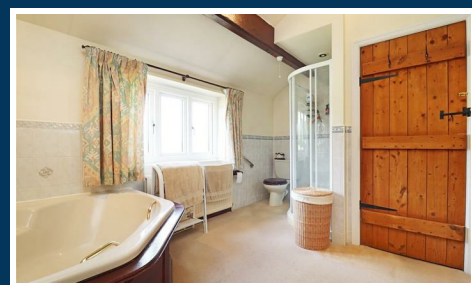
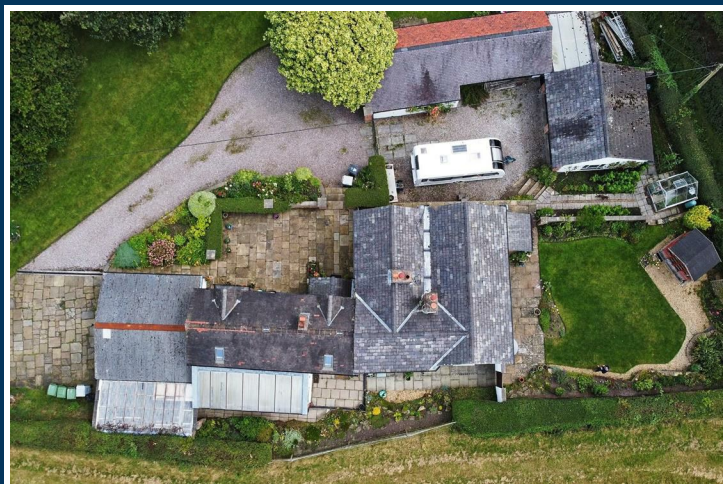
11' x 5'6" (3.35m x 1.68m)

White wall and base units beneath heat resistant work-surfaces and inset stainless steel drainer sink with mixer tap and tiled splash-back. Floor standing oil fired boiler. Space for a fridge/freezer. Double glazed/panelled wood grain effect composite door to the front. Wood grain effect PVCu double glazed window.

STUDY

14'5" x 10'4" (4.39m x 3.15m)

Wood grain effect PVCu double glazed bay window. Three wall light points. Double glazed sliding window to:



CONSERVATORY

21'7" x 7'9" (6.58m x 2.36m)

PVCu double glazed sliding window to the rear terrace. PVCu double glazed windows. Translucent roof. Radiator.

FIRST FLOOR

BEDROOM ONE

15'10" x 14'6" (4.83m x 4.42m)

Seven door range of fitted wardrobes containing hanging rails and shelving. Wood grain effect PVCu double glazed French windows to a Juliet balcony with wrought iron balustrade. Wood grain effect PVCu double glazed windows. Two radiators.

EN SUITE BATHROOM/WC

13'1" x 11'7" (3.99m x 3.53m)

Fitted with a suite comprising corner bath, twin vanity wash basins and low-level WC. Tiled enclosure with electric shower. Airing cupboard with shelving and housing the hot water cylinder. Separate access to the landing. Wood grain effect PVCu double glazed window. Partially tiled walls. Extractor fan. Radiator.

BEDROOM TWO

15'4" x 11'9" (4.67m x 3.58m)

Five door range of built-in wardrobes containing hanging rails. Wood grain effect PVCu double glazed window. Radiator.

BEDROOM THREE

12' x 11'1" (3.66m x 3.38m)

Wood grain effect PVCu double glazed window. Velux window. Radiator.

BEDROOM FOUR

12'3" x 8'4" (3.73m x 2.54m)

Dual aspect wood grain effect PVCu double glazed windows. Radiator.

BEDROOM FIVE

11'10" x 9'11" (3.61m x 3.02m)

Wood grain effect PVCu double glazed window. Velux window. Radiator.

BATHROOM/WC

9'6" x 5'8" (2.90m x 1.73m)

Fitted with a white suite comprising panelled bath with electric shower and screen above, pedestal wash basin and low-level WC set within tiled surrounds. Wood grain effect PVCu double glazed window. Recessed low-voltage lighting. Extractor fan. Chrome heated towel rail. Radiator.

OUTSIDE

ATTACHED DOUBLE GARAGE

20'3" x 20' (6.17m x 6.10m)

Remotely operated up and over door. Access to the conservatory. Two opaque PVCu double glazed windows to the side. Light and power supplies.

TWIN GARAGE

18'7" x 18'5" (5.66m x 5.61m)

Set back beyond double opening wrought iron gates. Two up and over doors. Opaque timber framed window to the side. Light and power supplies. Door to:

WORKSHOP

13'9" x 9'11" (4.19m x 3.02m)

Translucent roof. Light and power supplies. Access to:

TANDEM GARAGE

40'9" x 15'7" (12.42m x 4.75m)

Roller door to the front. Up and over door to the side. Inspection pit. Timber framed door and window to the side. Opaque PVCu double glazed window to the side. Light and power supplies.

ATTACHED POTTING SHED

20' x 7'3" (6.10m x 2.21m)

External access to the front and rear. Translucent roof. Heating oil tank.

SERVICES

Mains electricity and water are connected with drainage to a septic tank.

POSSESSION

Vacant possession upon completion.

TENURE

We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

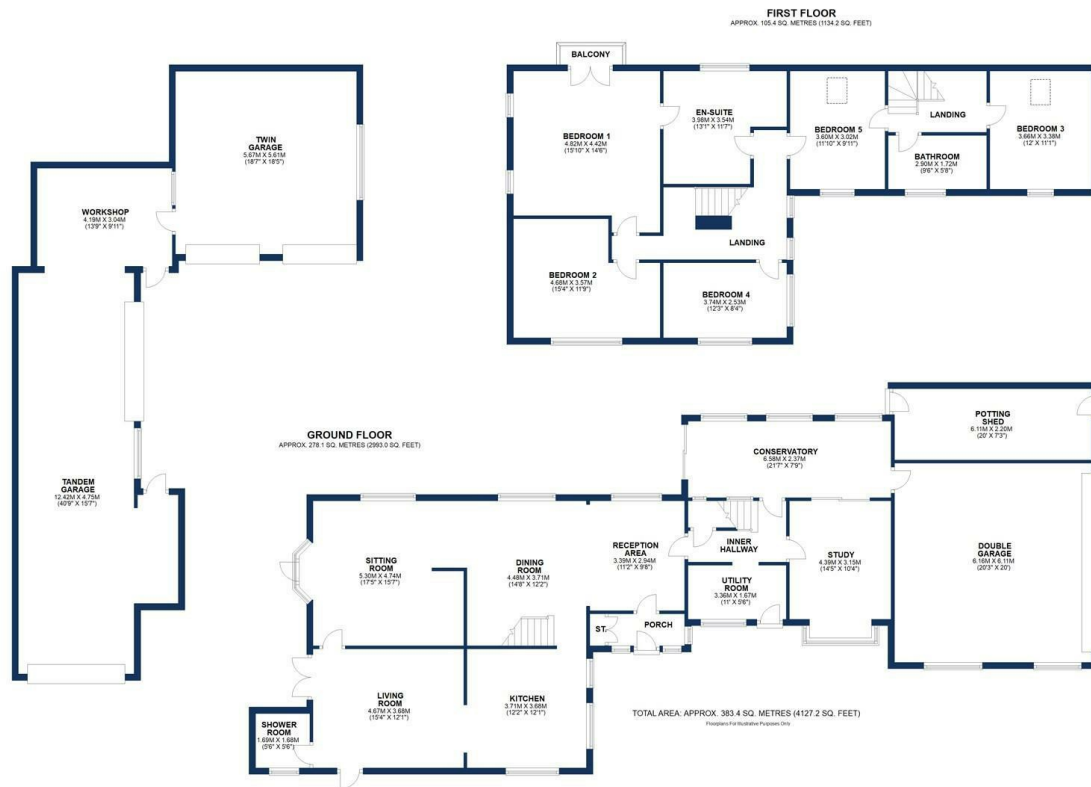
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NOTE

No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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