



## Dene House Leek Road, Bosley, Cheshire, SK11 0PN

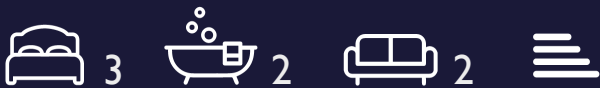
Asking Price £830,000

- This stunning detached family home is situated upon an extensive plot of around 1.1 acres.
- Three double bedrooms and a family bathroom.
- An adjoining paddock, an extensive hard standing area and a large warehouse / workshop with an office, small kitchen area / WC and a large mezzanine level within.
- Two reception rooms, useful utility and a ground floor shower room / WC.
- Extensive lawned gardens to the front and side plus a large patio area.



# Dene House Leek Road, Bosley SK11 0PN

This stunning detached family home is situated upon an extensive plot of around 1.1 acres, which includes an adjoining paddock, an extensive hardstanding area and a large 2000sq.ft warehouse/workshop with an office, small kitchen area/WC and a large mezzanine level within. The attractive redbrick detached family residence is located in the ever popular village of Bosley, being ideally located for access to Macclesfield, Congleton, Leek and Buxton. The sale of Dene House offers an unrivalled opportunity to acquire a dwelling house with an adjoining warehouse facility (RV - £7300) - enabling the incoming purchaser to potentially run their business from home and avoid the expense of hefty rents and travel time (buyers should check with Cheshire East that the nature of the business they intend to run complies with planning regulations). It could also suit those with hobbies and interests, which require extensive workshop/storage/garaging facilities, or it could even just be used as a combined space for the ultimate man cave with enough space for a gym, home office, home bar etc. (subject to any official approvals). The residential property, which is warmed by a bio-mass split system, offers spacious and well-presented accommodation throughout, including a re-fitted breakfast kitchen with adjoining snug and a large 21ft garden room. Added to this, there are two further reception rooms, a useful utility and a ground floor shower room/WC. To the first floor are three double bedrooms and a re-fitted family bathroom. Externally, the property benefits from extensive lawned gardens to the front and side and a large patio area. There is also an adjoining paddock (approximately 0.6acres), with stables and water supply, within which the current owner keeps two very friendly goats! The warehouse/workshop unit provides around 2000sqft of overall space with a further 500sqft mezzanine level over. There is also a very large yard area, which is accessed via electronically operated



Council Tax Band: F



### Entrance Hallway

Oak door, column radiator, large under stairs storage cupboard. - Size : -

### Living Room

13'2" x 10'11"

Double glazed bay window to front with leaded lights, picture rail, column radiator, television point, doors opening to garden room.

- Size : - 13' 2" x 10' 11" (4.01m x 3.34m)

### Sitting Room

11'6" x 10'11"

Double glazed bay window with coloured leaded lights, column radiator, double glazed window to side, picture rail, decorative tiled fire place and hearth with wooden mantle surround, television point.

- Size : - 11' 6" x 10' 11" (3.50m x 3.32m)

### Garden Room

21'0" x 9'1"

Double glazed patio door to side, two column radiators, inset ceiling lights, feature wooden parquet wall. - Size : - 21' 0" x 9' 1" (6.40m x 2.76m)

### Snug

15'5" x 8'4" maximum

Tiled floor, column radiator, double glazed windows to front and side, built in storage cupboard, inset log burning stove. Open plan with breakfast kitchen area.

- Size : - 15' 5" x 8' 4" maximum (4.71m x 2.53m)

### Breakfast Kitchen

25'2" x 7'4"

Fitted with a good range of base units with granite work tops and upstands, Neff hob, Seimens cooker hood, Integrated Seimens microwave and electric cooker, integrated dish washer, stainless steel sink unit with mixer tap, tiled floor, two double glazed windows to rear elevation, column radiator, built-in larder cupboard.

- Size : - 25' 2" x 7' 4" (7.68m x 2.24m)

### Utility

10'6" x 9'5"

Belfast sink, feature chrome radiator, plumbing for washing machine, vent for dryer, quarry tiled floor, door to side, double glazed window to rear.

Cupboard housing hot water cylinder and coat hanging space.

- Size : - 10' 6" x 9' 5" (3.2m x 2.87m)

### Ground Floor Shower Room

Shower enclosure with thermostatic mixer shower and shower boarding, wash basin, push button WC, tiled floor, vanity sink unit, double glazed obscured glass window to side. - Size : -

### Landing

Double glazed window to front with leaded lights.

- Size : -

### Bedroom One

13'2" x 11'0"

Double glazed windows to front and side with leaded lights, picture rail, column radiator.

- Size : - 13' 2" x 11' 0" (4.02m x 3.36m)

### Bedroom Two

11'3" x 10'6"

Double glazed windows to front and side with leaded lights, radiator, built in cupboard.

- Size : - 11' 3" x 10' 6" (3.44m x 3.20m)

### Bedroom Three

10'10" x 8'8"

Double glazed window to rear elevation, column radiator, loft access, built in wardrobe.

- Size : - 10' 10" x 8' 8" (3.31m x 2.65m)

### Bathroom

7'2" x 5'4"

Shower bath with mixer tap/shower attachment, mermaid boarding, vanity sink unit, low level wc with push button flush, extractor fan, ladder radiator, tiled



walls, composite flooring, double glazed obscured glass window to rear elevation.

- Size : - 7' 2" x 5' 4" (2.19m x 1.62m)

### **Garden**

The property has large lawned, well-screened gardens to the front and side with a good sized patio outside the garden room. There is also an outside water tap and a gate with pathway leading to the front door. - Size : -

### **Paddock**

Approximately 0.6 acres with stables and water supply. Two gated access points. - Size : -

### **Workshop/Warehouse Unit**

50'3" x 32'0"

Rateable Value £7,300 per annum ( Local Council Reference NI0644007501992)

Three phase electrical supply, two electric roller shutter doors, side access door, two photo cell security lights, Biomass boiler. - Size : - 50' 3" x 32' 0" (15.31m x 9.76m)

### **Workshop/Warehouse Mezzanine Level**

22'4" x 24'10"

Steps up from main warehouse/workshop area. - Size : - 22' 4" x 24' 10" (6.8m x 7.56m)

### **Workshop/Warehouse Office**

17'7" x 7'3"

Two radiators, window to rear. - Size : - 17' 7" x 7' 3" (5.36m x 2.2m)

### **Workshop/Warehouse Storage Area**

7'7" x 24'11"

- Size : - 7' 7" x 24' 11" (2.3m x 7.6m)

### **Workshop/Warehouse Washroom**

7'7" x 5'2"

WC and sink unit. Kitchen unit.

- Size : - 7' 7" x 5' 2" (2.3m x 1.57m)

### **Yard**

To the side and front of the workshop is a very large harstanding area with vehicular access onto the main A523 via electronically operated double gates.

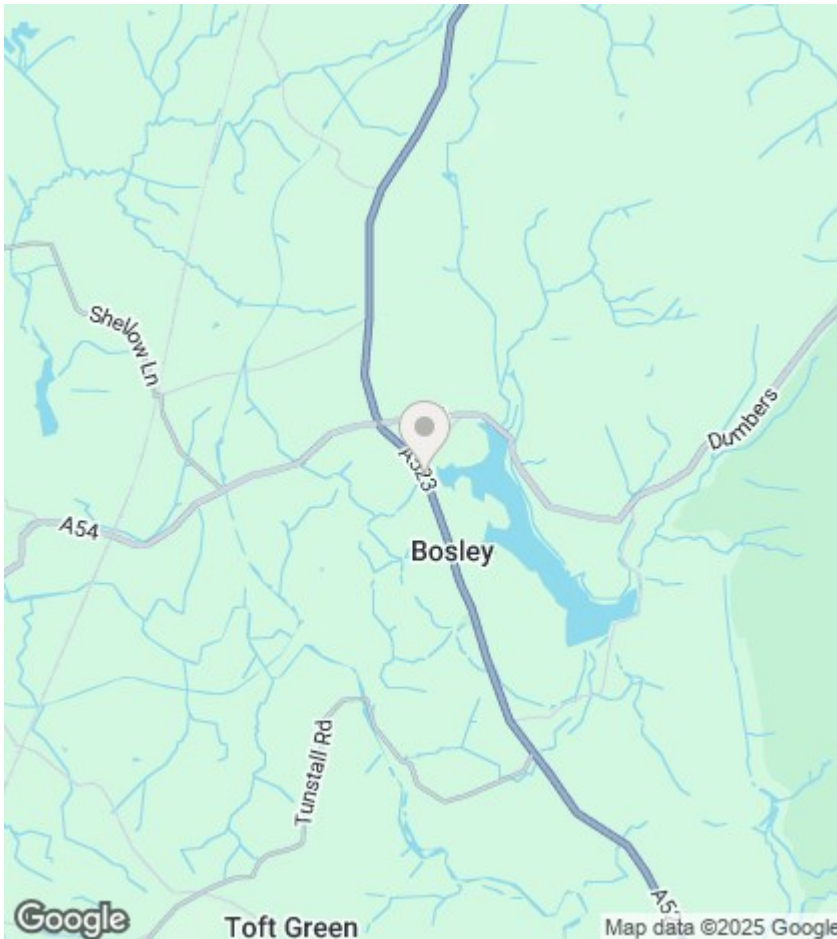
- Size : -











## Directions

Leave Macclesfield town centre in a southerly direction towards Leek and after approximately 4 miles pass through the traffic lights at Bosley crossroads. Dene House is approximately 300 yards further on, on the left hand side, just next to Froggatts Land Rover specialist.

## Viewings

Viewings by arrangement only. Call 01625 430044 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

