

HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

**Green Barn Farm, Clarke Lane, Langley,
Macclesfield, Cheshire, SK11 0NE**





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Welcome to this charming stone farmhouse located on the outskirts of the picturesque village of Langley, just a few miles south of Macclesfield. This period detached farmhouse boasts a stunning exterior and a spacious interior, offering ample space for comfortable living.

Situated on circa 11 acres of land, this property provides a sense of tranquillity and privacy, making it an ideal retreat from the hustle and bustle of city life. The idyllic location offers beautiful views of the surrounding countryside, creating a peaceful and serene atmosphere.

In addition to the main house, there is potential for a barn conversion, allowing you to unleash your creativity and further enhance this already impressive property. This is obviously subject to the necessary planning being obtained. There is also an impressive stable block, again offering further potential.

Whether you are looking for a peaceful countryside residence or a project to transform into your dream home, this property just off Clarke Lane has the potential to fulfil your desires. Don't miss out on the opportunity to own a piece of rural charm in this sought-after location.

Whether you are looking for a peaceful retreat or a place to create new memories, this property offers the perfect canvas for you to paint the lifestyle of your dreams.

Langley is a small compact linear village sitting at the foot of Tegg's Nose and acts as the gateway to Macclesfield forest. It is a pretty semi rural village situated approximately 3 miles to the south of Macclesfield. Langley originally contained Silk printing, dying and finishing mills. Within the village there are a number of local public houses including The Church House and The St Dunstan both of which attract many locals and ramblers alike. The village boasts a strong community feel with many local events and attractions taking place. The Main Road through the village leads to Macclesfield Forest where there are many beautiful walks, this is also a good point from which to make the ascent of Shuttlingsloe – the 'Matterhorn' of Cheshire – and to access Teggs Nose Country Park.

Residents of Macclesfield have access to good transport links including national motorways, major roads and train networks, including the West Coast Line direct to London. Manchester International Airport is only thirteen miles away by road. Greater Manchester is within comfortable daily travelling distance and there are regular bus services to neighbouring towns.

Postcode SK11 0NE - Proceed out of Macclesfield in a southerly direction along the A523. Turn left at the traffic lights signposted Langley, Sutton and Wincle onto Byrons Lane. Proceed under the viaduct just after the King's Head and turn left into Jarman. Proceed through Langley village and shortly after passing Bottoms reservoir on the left, Green Barn Farm can be found on the right-hand side. Follow the track bearing right and Green Barn Farm can be found after approximately 630 metres.

Viewing: By appointment with Holden and Prescott 01625 422244

Green Barn Farm Clarke Lane, Macclesfield, Cheshire SK11 0NE

Utility/Boot Room

13'2 x 9'7

Double drainer stainless steel sink unit with mixer tap and base units below. Plumbing for automatic washing machine. Quarry tiled floor. uPVC double glazed window. Double panelled radiator.

Storeroom

Store room housing the water filtration system and meters.

Kitchen

21'8 x 12'3 reducing to 7'1

Single drainer double bowl stainless steel sink unit with mixer tap and base units below. An additional range of matching base and eye level units with contrasting work surfaces and tiled splashbacks. Plumbing for automatic dishwasher. Built-in induction hob with extractor hood over. Built-in double oven. Ceiling cornice. uPVC double glazed window.

Pantry

10'4 x 5'9

Ample shelving.

Dining Room

uPVC double glazed window with quarry tiled window sill. Sealed unit double glazed window. Ceiling cornice. Built-in storage cupboards. Double panelled radiator. Archway through to kitchen.

Inner Hallway

Wooden flooring. Five wall light points. Ceiling cornice. Radiator.

Cloakroom/W.C.

Low suite W.C. Pedestal wash basin. Electric heater. uPVC double glazed windows. Cloaks cupboards. Quarry tiled floor. Radiator.

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Family Room/T.V. Room

16'5 x 12'10

Feature fireplace set upon a slate hearth with slate fire surround and display plinth. Five wall light points. Ceiling cornice. Exposed beamed ceiling. uPVC double glazed windows. Double panelled radiator.

Sitting Room

25'11 x 15'10

Open fireplace set upon a stone hearth with stone surround and mantle. Stone floor. Four wall light points. uPVC double glazed units to both front and rear elevations. Two double panelled radiators.

Enclosed Porch

Cellar

11'10 x 10'2

Wash basin. Stone flagged floor. Power and light. Cold slab table (originally used for meat storage). Radiator.

Landing

uPVC double glazed window. Ceiling cornice. Three wall light points. Loft access.

Bedroom One

16'5 x 15'10

Stripped wooden floor. Built-in wardrobes. Wall light points. Ample storage to the eaves. uPVC double glazed windows. Double panelled radiator.

Bedroom Two

16'7 x 12'9

Built-in wardrobes. Wall light points. Exposed beam ceiling. Ceiling cornice. uPVC double glazed windows with quarry tiled window sills. Double panelled radiator.

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Bedroom Three

18'1 x 12'8

Comprehensive range of built-in wardrobes. uPVC double glazed window and sealed unit double glazed window both with quarry tiled window sills. Wall light points.

Double panelled radiators.

Bedroom Four

14'5 x 10'7

uPVC double glazed windows with quarry tiled window sills. Built-in wardrobes. Wall light points. Ceiling cornice. Double panelled radiator.

Bathroom

10'0 x 7'7

A white suite comprising a panelled bath with thermostatic shower over. Vanity wash hand basin. Low suite W.C. Airing cupboard housing a lagged hot water cylinder and immersion heater. Fully tiled walls. uPVC double glazed window. Double panelled radiator.

Outside

Barn One - Sited opposite the main farmhouse

A substantial stone barn split into three sections providing much scope for future development subject to proper planning or indeed continue its existing use as a summer stable, garage and machinery store.

Barn Two - adjoining the main farmhouse

Power and light. Oil central heating and domestic hot water boiler. Exposed ceiling. Attractive stone walls to three elevations. Access to both front and rear.

Stables situated adjacent to Barn Two

Traditional stable block arranged across two floors with the ground floor divided into separate stalls for the stabling of a number of horses. The upper level is divided into three separate areas, traditionally used as a hay loft and/or general storage.

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Gardens

Green Barn Farm and its accompanying outbuildings is set within a delightful location surrounded by the beautiful Cheshire countryside with the farthest views being towards Tegg's Nose and Macclesfield Forest. The property is accessed via a track directly off Langley Road which in turn leads to a substantial parking area with parking for a number of vehicles. To the rear of the property there is an area of formal garden which is primarily laid to lawn with mature hedged borders with views towards Macclesfield Forest and beyond.

Services

Drainage via septic tank

Water supply via local spring water which is then processed via a regularly serviced filtration system and then processed by an ultraviolet systems which produces purified water for the entire house.

Oil fired central heating system with a recently installed boiler (2023)

Council Tax Band G

Tenure

Freehold.

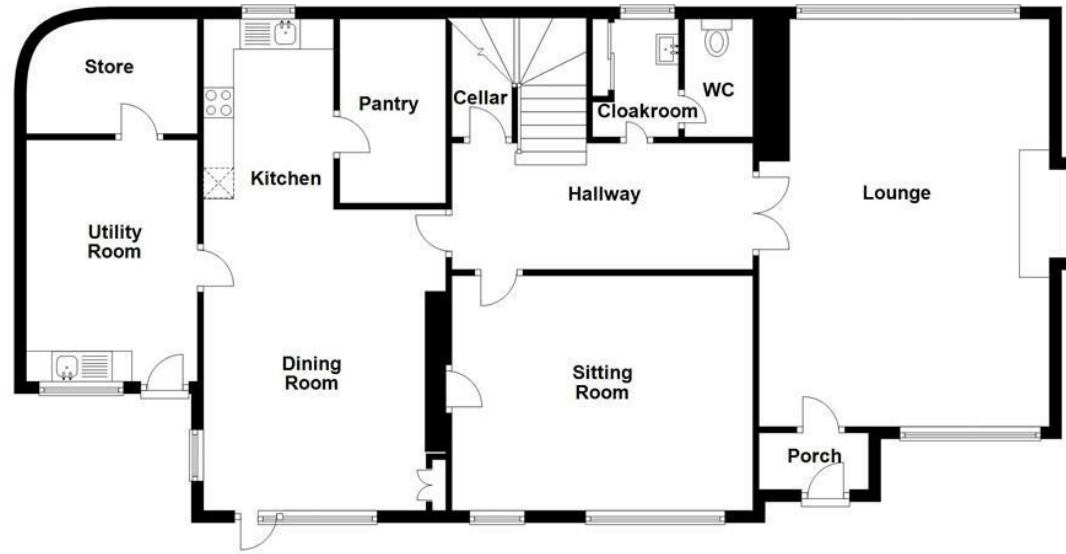
£1,199,950

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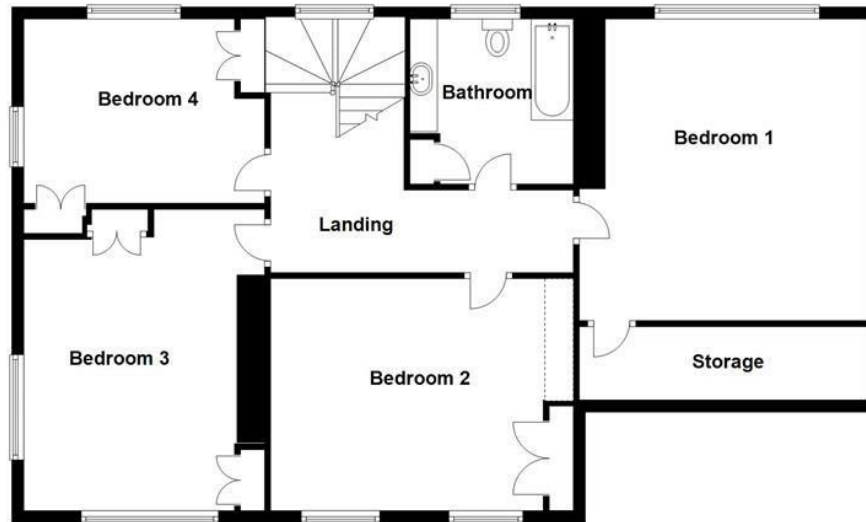




Ground Floor



First Floor





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