

HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

**The Farmhouse, Pyegreave Farm,
Coalpit Lane, Langley,
MACCLESFIELD, Cheshire, SK11 0DQ**





The Farmhouse, Pyegreave Farm Coalpit Lane, MACCLESFIELD, Cheshire SK11 0DQ

Pyegreave Farm is a historic Grade II listed property dating back to around 1490 and is the site of the first recorded settlement in Langley and reputedly the oldest enclosed farm in this part of Cheshire. Tucked away on the slopes of Tegg's Nose on the edge of the Peak District, it's only minutes away from the sought-after villages of Langley and Sutton and Macclesfield, where you'll find all the amenities of a thriving market town.

As mentioned, the original farmhouse is grade II listed and has an abundance of original features, such as exquisite oak beams, vaulted ceilings and exposed timber frame work which present a captivating and characterful aesthetic. As you step inside, you'll be greeted by the charming and unique interior which reflects the integrity and rich history of this wonderful property.

The entire house has had the walls insulated and replastered and all radiators upgraded and heated by an 100,000btu oil boiler in Stanley range. An air to air heat pump provides instant heat to the core of the house, while two wood burning stoves create both heat and atmosphere. The external log store has the capacity to hold two years worth of logs.

If you are someone who appreciates history, character, and the beauty of the countryside, this 15th-century farmhouse on Coalpit Lane is the perfect canvas for you to paint your dream home. Don't miss out on the opportunity to own a piece of history in this enchanting location.

A particular highlight is the stunning views it offers over the surrounding, rolling countryside, providing a tranquil and idyllic backdrop for a rural retreat.

Langley is a small compact linear village sitting at the foot of Teggs 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, dyeing and finishing mills. Within the village there are a number of local public houses including The Leather Smithy and The St Dunstan both of which attract many locals and ramblers alike overlooking Teggs Nose to the rear. 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.

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.

From Macclesfield turn left at the traffic lights into Byrons Lane. Proceed under the aquaduct & take the next left into Jarman towards Langley. Bear left at the Church House & continue past Langley Hall. Take the left-hand turn immediately after the Village Hall into Coalpit Lane & cross the bridge & proceed up the hill for around 200 metres. Take a left and follow the track to Pyegreave Farm.

Viewing: By appointment with Holden and Prescott 01625 422244

The Farmhouse, Pyegreave Farm Coalpit Lane, MACCLESFIELD, Cheshire SK11 0DQ**Ground Floor****Kitchen**

16'07 x 16'05

Solid oak door. Enamel sink incorporated within a quartz work surface with mixer tap and base units below. An additional range of matching base and eye level units with quartz work surfaces over. Plumbing for automatic dishwasher. Built-in oil fired Stanley stove. Built-in four ring electric hob. Two timber framed double glazed windows. Quarry tiled floor.

Sitting Room

15'11 x 13'06

An Esse freestanding solid fuel cast iron stove set upon a tiled hearth with exposed stone surround and oak mantel. Deep sill timber framed windows to both front and side elevation. Exposed beam ceiling. Quarry tiled floor. Double panelled radiator. Access to the Conservatory.

Inner Hallway

A stone slab and quarry tiled floor. Understairs storage. Two Bosch wall-mounted electric heat pump/air-conditioning unit. Double panelled radiator.

Lounge

17'11 x 17'08

Open fire set within an exposed Cheshire brick surround with tiled hearth. T.V. aerial point. Exposed beam ceiling. Three wall light points. Oak skirting boards. Deep sill timber framed windows to two elevations. Two double panelled radiators.

Dining Room

18'00 x 14'07

Stone slab floor. Freestanding cast iron stove set upon a stone hearth with an attractive period style surround and mantel. Built-in original storage cupboard. Exposed beam ceiling. Deep sill timber frame windows. Double panelled radiator.

Downstairs Shower Room

A double, fully tiled shower cubicle with thermostatic shower. Vanity wash hand basin. Low suite W.C. Heated towel rail.

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Larder

15'01 x 7'10

Stone slab floor. Large stone cold slab shelf. Additional storage units. Power and light.

Conservatory

15'03 x 10'08

Stone flagged floor. Sealed unit double glazed windows to three sides and doors opening onto the rear garden. Power and light.

Cellar

17'08 x 17'07

First Floor

Landing

Open staircase with a wonderful display of roof trusses and exposed beams together with feature timber framed windows and wooden doors to all rooms.

Bedroom One

16'4 x 13'2

Dual aspect timber framed double glazed windows. Superb original oak beam and truss ceiling. Exposed timber framing. T.V. aerial point. Double panelled radiator.

Bedroom Two

16'4 x 16'1

Feature cast iron fireplace. Impressive exposed original oak beam and truss ceiling. Airing cupboard housing a lagged hot water cylinder and immersion heater.

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Bedroom Three

18'0 x 17'9

Dual aspect timber framed double glazed windows. T.V. aerial point. Two double panelled radiators. Exposed beam

Bedroom Four

18'6 x 18'1

Dual aspect, timber framed double glazed windows. Two double panelled radiators.

En Suite Shower Room

A fully tiled shower cubicle with Mira electric shower. Vanity wash hand basin. Low suite W.C. Extractor fan.

Shower Room

Double fully tiled shower cubicle with Triton electric shower. Vanity wash hand basin with storage unit below. Low suite W.C. Shaver point. Exposed oak beam. Recessed spotlighting. Vertical heated towel rail.

Family Bathroom

The white suite comprises a panelled bath with mixer taps and electric shower over, a wash hand basin, bidet and low suite W.C. Recessed spotlighting. Extractor fans. Built-in storage unit. Vertical heated towel rail.

Outside

Gardens

The property is set within delightful gardens which wrap around the immediate vicinity. At the front is a good sized flagged patio area enclosed by stone walling and this provides access to the outbuildings as well as to the extended gardens beyond which feature a range of well-stocked flower beds and borders as well as a substantial vegetable plot which successfully bestows an abundance of produce for the current owners. A pathway provides access to a further raised lawned area with mature beds and borders and spectacular views over the surrounding countryside. Please Note: An option to purchase additional land is available and this includes approximately three acres of land located to the rear of the property which has a sale price of £30,000. For further information, please contact the Holden & Prescott office.

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Outbuildings

Building One: Store with stone floors, power and light. Log store. Building Two: Barn/utility room with stone flagged floor and includes power and light, plumbing for a washing machine and wooden steps to the hay loft. Building Three houses the spring water filtration system.

Garage/Barn

23'11 x 18'03

Services

Spring water fed into a Water Filtration System that serves all the residents at Pyegreave Farm

Drainage is via a Klargester sewage treatment system

Oil Fired central heating and electric heat pumps

Land

Please Note there is an option to purchase additional land to the rear of the property that equates to approximately three acres for £30,000. Additionally, there may be further options to acquire additional land if required, and for further information, please contact the Holden & Prescott office.

£895,000

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Ground Floor



First Floor





