

**HOLDEN & PRESCOTT**  
INDEPENDENT ESTATE AGENTS

**Fernley Manse, 6 Fence Avenue,  
Macclesfield, Cheshire, SK10 1LT**





## 6 Fence Avenue, Macclesfield, Cheshire SK10 1LT

Perfectly placed in a prime and central location, this stunning Victorian residence boasts six spacious bedrooms and offers an idyllic blend of historic charm and tasteful decoration. Overlooking a picturesque park, the house provides a pleasant setting within a stone's throw of the town centre.

The elegant exterior showcases classic Victorian architectural features, including ornate brickwork, original decorative glazed door and grand bay windows that flood the interiors with natural light. Within, you will discover a meticulously maintained home with high ceilings, original fireplaces, and intricate moldings.

The expansive living spaces are perfect for both relaxation and entertaining, featuring a grand, minton-tiled entrance hall, formal dining room, sitting room with wood-burning stove, a library, kitchen, utility room and a cellar. The six bedrooms are generously sized, providing both comfort and a relaxing haven, with the master suite having an en-suite bathroom and park views. There is a further bathroom, shower room and separate toilet over the two upper floors.

Outside, the well-manicured garden is an oasis of calm, ideal for outdoor gatherings or quiet contemplation. A shared lane leading to a double garage to the rear adds to the convenience, while the proximity to the town centre ensures easy access to shops, restaurants, the main line station and other amenities.

This exceptional property seamlessly combines the charm of its Victorian heritage with contemporary comforts, making it a perfect family home in a coveted location.

Macclesfield is a thriving business centre and market town with excellent local amenities and a choice of modern leisure and sports facilities. The town is situated on the Cheshire Plain, at the edge of the Peak District National Park with its picturesque beauty and extensive walks.

Residents of Macclesfield have good access to 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.

Proceed from our office towards the railway station and turn left onto Sunderland Street and under the railway bridge into Buxton Road. Proceed up the hill and take the second turning on the left hand side into Fence Avenue. The property can be found immediately on the right hand side.

**Viewing: By appointment with Holden and Prescott 01625 422244**

**Fernley Manse 6 Fence Avenue, Macclesfield, Cheshire SK10 1LT****Ground Floor****Covered Porch**

Covered porch with courtesy light that is approached by stone steps with wrought iron railings and original tiling which makes for an impressive entrance to the property.

**Entrance Hall**

Solid wood front door with glazed panel. Spindle balustrade to the staircase. Ceiling cornice. Ceiling rose. Dado rail. Ornate internal doors with stained panels. Original Victorian tiled flooring. Double panelled radiator.

Access to the cellar.

**Sitting Room**

14'10 x 13'11

A wood-burning stove set within a marble fireplace. Ceiling cornice. Ceiling rose. Picture rail. Bespoke fitted shelving and cupboards to the chimney recess. Bay windows. Window seat to the bay with storage beneath. Double panelled radiator.

**Dining Room**

14'11 x 13'00

Electric fire set within a marble fireplace. Ceiling cornice. Ceiling rose. Picture rail. Windows to the front and side elevations. Double panelled radiator.

**Library**

13'03 x 12'11

Gas fire set within a cast iron fireplace with mantel and tiled hearth. Ceiling cornice. Ceiling rose. Picture rail. Bespoke fitted bookcases. Window with shutters to the side elevation. Sash window with shutters to the rear elevation. Double panelled radiator.

**Kitchen**

12'10 x 11'08

A Belfast sink with mixer tap and base cupboard below. An additional range of base and eye level cupboards with contrasting work surfaces and tiled splashbacks. Integrated single Neff oven with four ring gas hob and extractor hood over. Integrated appliances include a microwave, dishwasher and fridge/freezer. Ceiling cornice. Picture rail. LVT flooring. Window to the side elevation. Sash window to the rear elevation. Double panelled radiator.

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### Utility Room

8'07 x 7'10

Single drainer stainless steel sink unit with mixer tap and base cupboard below. An additional range of base and eye level cupboards with contrasting work surfaces and tiled splashbacks. Plumbing for a washing machine. Space for a tumble dryer. Ceiling cornice. LVT flooring. Back door to rear garden. Window. Double panelled radiator.

### Cellar

Light. Shelving. Small window. Original stone floor and stone shelf.

### First Floor

#### Landing

Spindle balustrade to the staircase. Ceiling cornice. Ceiling rose. Dado rail. Decorative opaque window. Double panelled radiator.

#### Bedroom One

14'11 x 10'06

Ceiling cornice. Picture rail. Windows to the bay. Sash window. Double panelled radiator. Single panelled radiator.

#### En-Suite Shower Room

The suite comprises a fully tiled cubicle with thermostatic power shower over, a vanity hand basin with mixer tap and cupboard below and a low-suite, concealed cistern W.C. Downlighting. Extractor fan. Partially tiled walls. Tiled flooring. Wall-mounted mirror. Wall lights. Anthracite grey towel rail.

#### Bedroom Two

14'10 x 13'00

Cast iron fireplace with decorative Victorian tiled hearth. Ceiling cornice. Picture rail. Sash window to the front elevation. Sash window to the side elevation. Double panelled radiator.

**Fernley Manse 6 Fence Avenue, Macclesfield, Cheshire SK10 1LT****Bedroom Three**

13'00 x 12'11

Cast iron fireplace. Ceiling cornice. Picture rail. LVT flooring. Sash window to the side elevation. Sash window to the rear elevation which enjoys open views to the hills. Double panelled radiator.

**Bedroom Four**

11'05 x 9'06

Ceiling cornice. Picture rail. Ceramic sink unit with mixer tap and drawers below. Sash window. Double panelled radiator.

**Bathroom**

The suite comprises a panelled bath with period style mixer tap with screen and power shower over. a pedestal wash basin with mixer tap and a low suite W.C. Downlighting. Extractor fan. Partially tiled walls. Tiled flooring. Airing cupboard with hanging rail and shelving. Wall-mounted bathroom cabinet. Sash window with opaque, decorative double glazing and shutter. Column radiator with integrated heated towel rail.

**Separate W.C.**

Low suite W.C. Wooden panelling. Window. Single panelled radiator.

**Second Floor****Landing**

Spindle balustrade to the staircase. Loft access. Velux window with views to the hills. Double panelled radiator.

**Bedroom Five**

13'03 x 13'00 to wardrobe

Floor to ceiling fitted wardrobes with hanging rail, shelving and sliding doors. uPVC double glazed window. Double panelled radiator.

**Bedroom Six**

12'09 x 10'07 to wardrobe

Floor to ceiling fitted wardrobes with hanging rail, shelving and sliding doors. Storage cupboard. uPVC double glazed window. Double panelled radiator.

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### Shower Room

The suite comprises a tiled cubicle with thermostatic power shower over, vanity hand basin with mixer tap and cupboard below and a low suite, concealed cistern W.C. Extractor fan. Downlighting. Fully tiled walls. Tiled flooring. Chrome heated towel rail.

### Walk-in loft

Accessed through the Shower Room is a loft storage space with a double glazed window which overlooks the bowling green.

### Outside

#### Gardens

The property is raised and sits behind a dwarf wall and hedge where there is a large driveway with ample off-road parking and is edged by gravel borders and accented by a range of shrubs and bushes. There is gated access to the rear garden. To the rear of this fabulous property is a fully enclosed, tranquil oasis within which are mature hedged borders, a mature landscaped garden which incorporates an extensive stone-flagged patio, a large neat lawn, an array of scented flowering plants and an assortment of well-established fruit-bearing bushes, a pergola entwined with vines and a raised gravelled seating area positioned beneath a wonderful willow tree. There is a dedicated area reserved for growing produce which includes a greenhouse, cultivated vegetable patches and compost heap. Surrounding and intertwined are beautiful borders planted with an abundance of interest and colour. At the rear boundary there is access to the double garage which is also accessed from Buxton Road.

#### Outbuildings

Four brick-built outbuildings with pitched slate roof are attached to the Utility Room, all of which have solid wood doors. The first out-building is utilised as a workshop, the second houses a low suite W.C. with light and small window, the third is a log store and the final outbuilding is currently used as a tool and bike shed.

#### Double Garage

Located and accessed at the rear boundary and separately accessed via Buxton Road. Up and over door, inspection pit, power and light. Side door and window.

**Asking Price £800,000**







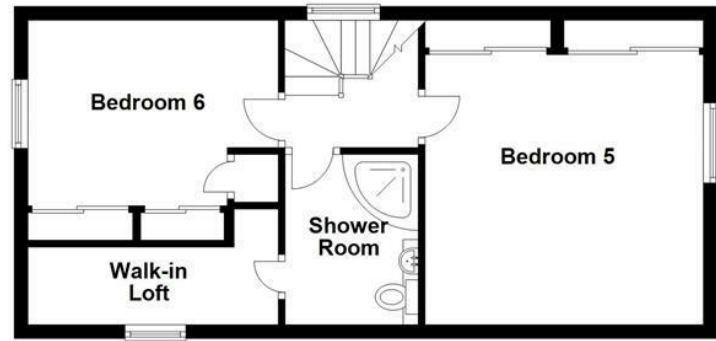
Ground Floor



First Floor



Second Floor





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1-3 Church Street, Macclesfield, Cheshire, SK11 6LB  
T: 01625 422244 W: [www.holdenandprescott.co.uk](http://www.holdenandprescott.co.uk)  
F: 01625 869 999 E: [contact@holdenandprescott.co.uk](mailto:contact@holdenandprescott.co.uk)

