

HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

**2, Woodside, Langley Road Langley,
Macclesfield, Cheshire, SK11 6LB**





2 Woodside, Macclesfield, Cheshire SK11 0DG

Woodside was constructed in 1903 and then further extended in 2001 creating what is a truly fabulous home situated in the heart of the village of Langley. The property is set in a large plot with gardens to three sides. The rear garden backs onto the open farmland and has a westerly aspect benefiting from the best of the evening sunsets.

The property has been updated over the years with a range of quality fittings with the vendors managing to retain the original character of the property thus celebrating its rich heritage.

The semi-detached accommodation comprises on the ground floor an entrance hall, lounge, study, cloakroom, dining room, breakfast kitchen, pantry and a garden room with bi-folding doors onto the garden and beyond. To the first floor there is a master bedroom with an ensuite shower room, four further bedrooms and a family bathroom. From the landing, via a fixed metal ladder, there is access to an attic space with a window. The property is warmed by gas fired central heating and two wood burning stoves. uPVC double glazing is installed.

The front garden is made up mostly of a large Tarmac driveway which is set behind double wooden gates providing ample off road parking. The gardens to the side are a sheltered wooded area with two timber garden sheds and a summer house which would make a perfect office space with power, light and a wood burning stove installed. The gardens to the rear are beautifully planted and are made up of a patio, lawn, vegetable patch and a covered patio with Velux window, power and electric heaters creating the perfect space for al fresco dining.

Langley is a small 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, dyeing 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.

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 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.

Proceed out of Macclesfield along the A523 Leek Road, turning left at the traffic lights with Byrons Lane signposted Langley/Sutton. Proceed under the viaduct and then take the next left into Jarman. Follow the road into the village of Langley and the property can be found on the left hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

2 Woodside, Macclesfield, Cheshire SK11 0DG

Covered Porch

Courtesy Light. Cobbled floor.

Entrance Hall

Solid wood front door. Picture rail. Dado rail. Understairs cloaks cupboard with coat hooks and shelving. Kardean flooring. Double panelled radiator.

Cloakroom/W.C.

The suite comprises a hand basin with tiled splashbacks and a low suite W.C. Extractor fan.

Lounge

12'9 x 11'1

Multi-fuel stove with a tiled hearth and wooden mantel. T.V. aerial point. Picture rail. uPVC double glazed windows with shutters to the bay. Double panelled radiator.

Study

10'8 x 9'11 extending to 13'2

Fitted shelving. uPVC double glazed windows with shutters to the front and side elevation.

Dining Room

12'10 x 11'2

Fireplace with wooden surround and mantel and fitting for an electric fire. Pine cupboards to the chimney recess. Picture rail. Kardean flooring. Entrance to staircase. Openway through to the Garden Room. Single panelled radiator.

2 Woodside, Macclesfield, Cheshire SK11 0DG

Kitchen/Breakfast Room

18'9 x 9'2

One and a half bowl composite sink unit with a stainless steel mixer tap and base cupboards below. An additional range of matching base and eye level cupboards with contrasting work surfaces and splashbacks as well as matching breakfast bar with cupboards below. Matching display shelving unit. Integrated appliances include a double oven with five ring gas hob and extractor hood over, fridge/freezer and dishwasher. Housing and plumbing for a washing machine and vent for a tumble dryer. Downlighting. Open hatch with lighting and sill through to the Garden Room. Karndean flooring. uPVC double glazed window to the side and rear elevation. Split stable style door with double glazed panel beyond which is a fully covered area with a stone flagged patio, Velux window, electric heaters, lighting and an outside tap creating an ideal space for alfresco dining even in inclement weather.

Garden Room

13'10 x 8'7

Multi-fuel stove with a tiled hearth. Downlighting. Karndean flooring. Velux windows. uPVC double glazed window. Bi-folding doors opening onto the patio.

Pantry

8'7 x 4'8

Pantry style cupboard with shelving housing the Vaillant combination style condensing boiler and an extra fridge/freezer. Tiled flooring.

First Floor

Landing

Handrail to staircase. Access to a boarded loft as well as ladders leading to a separate converted loft space.

Bedroom One

11'1 x 9'3

uPVC double glazed windows to the rear which enjoy beautiful views over open farmland. Single panelled radiator.

2 Woodside, Macclesfield, Cheshire SK11 0DG

En-Suite

The suite comprises a fully tiled cubicle with thermostatic shower over, a hand basin with tiled splashbacks and low suite W.C. Extractor fan. uPVC double glazed window. Single panelled radiator.

Bedroom Two

12'9 x 11'1

Cast iron fireplace with ornate tiled hearth. Picture rail. Storage cupboard with shelving. uPVC double glazed window. Double panelled radiator.

Bedroom Three

13'0 x 9'7

Cast iron fireplace. Storage cupboard with shelving. uPVC double glazed window. Double panelled radiator.

Bedroom Four

10'8 x 9'10

uPVC double glazed window. Single panelled radiator.

Bedroom Five

9'3 x 8'9

Cast iron fireplace. uPVC double glazed window. Double panelled radiator.

Bathroom

The suite comprises a panelled bath with mixer tap and thermostatic shower and screen over, a vanity hand basin with mixer tap and cupboard below and a low suite W.C. Extractor fan. Wall-mounted mirror with light. Double glazed window. Anthracite grey heated towel rail.

Loft Space

Accessed via a fitted ladder. Power and light. Carpeted. Double glazed window. Double panelled radiator.

Outside

2 Woodside, Macclesfield, Cheshire SK11 0DG

Gardens

The property enjoys a large plot benefitting from gardens to three sides. To the front there is a mature garden with a large Tarmacadam driveway which is secured by a five barred timber double gate. The front elevation is accented by small holly hedges as well as a range of planted beds with a range of shrubs and bushes. The garden to the rear constitutes the main formal gardens where there is a stone flagged patio with steps leading down to a neat lawn surrounded by mature planted borders. Beyond the lawn are a number of vegetable plots, a small pond and large greenhouse. Continuing on is a wooden pergola with a further stone-flagged patio which leads to the gardens to the side which could be considered the woodland area. Within the woodland there is an array of planted beds with trees, plants and shrubs which are generally associated with a woodland area. There is also a small timber garden shed and a larger timber shed which is currently used as a workshop and finally, there is the Summer House. The gardens benefit from a fabulous open aspect to the rear which look out onto the rolling farmland beyond. The view is uninterrupted and seamless by way of a Ha-Ha. The rear also benefits from a westerly aspect and so gets the best of the afternoon and early evening sun.

Summer House

Power and light. Multifuel stove. Wooden flooring. Windows and door to the front and side elevations. This is an ideal space for both daytime and evening entertaining or even the work from home lifestyle.

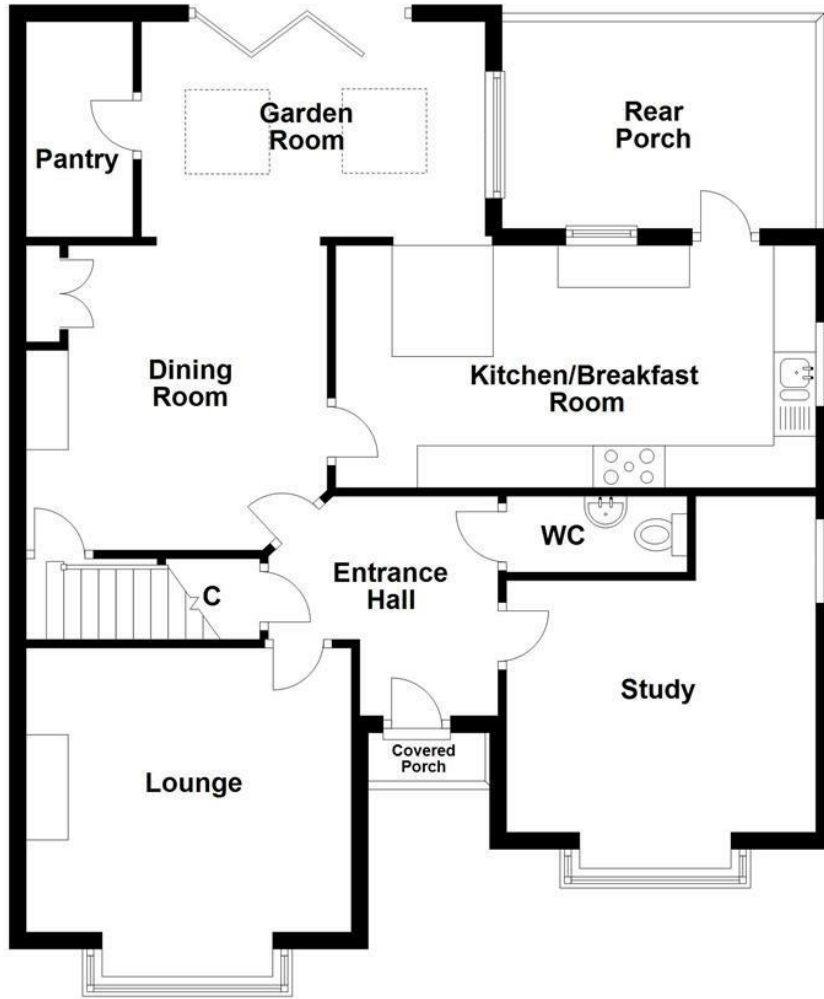
£699,950

HOLDEN & PRESCOTT

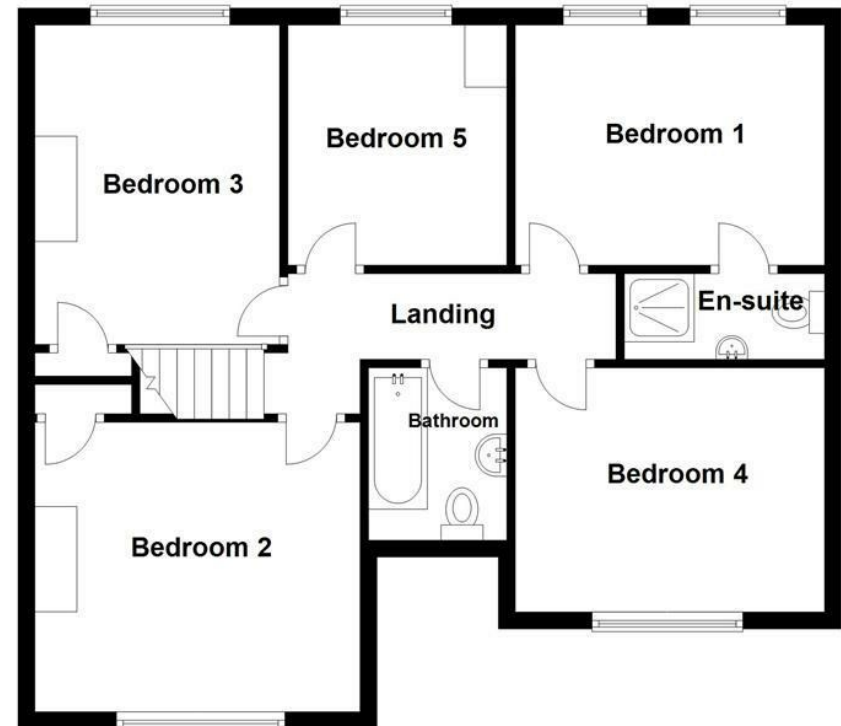




Ground Floor



First Floor





HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

1-3 Church Street, Macclesfield, Cheshire, SK11 6LB
T: 01625 422244 W: www.holdenandprescott.co.uk
F: 01625 869 999 E: contact@holdenandprescott.co.uk

