







## 2 Higher Barn Cliff Lane, Macclesfield, Cheshire SK11 0AB

This fine four bedroom semi detached property was re-built on the original footprint of an agricultural barn. It is beautifully constructed with a highly impressive attention to detail and design. The current vendors have implemented further wonderful styling throughout with a range of quality fixtures and fittings.

To the ground floor there is an entrance hall, living room, dining kitchen, utility room, T.V. snug and cloakroom, whilst to the first floor there are four bedrooms one with the master bedroom having an en- suite and dressing area and finally, a family bathroom.

The property is approached via a sweeping tarmacadam driveway which in turn leads to a substantial gravelled parking area with ample residents parking. The garden to the front of the property has been landscaped with a range of shrubs and plants. The garden to the side includes the Indian stone pathway to the front door and raised beds. One of the most distinct additions to this home is the garden to the rear where an Indian stone patio and terraced rockery enjoy fabulous views and a sunny southerly aspect.

Cliff Lane provides a location of outstanding beauty for this home. It is hard to imagine when scanning the rolling hills and listening to the sounds of the countryside that the bustling town centre of Macclesfield is a mere 2.5 miles away with all of its associated amenities.

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. Greater Manchester is within comfortable daily travelling distance and there are regular bus services to neighbouring towns.

Proceed out of Macclesfield along the Buxton Road (A537) and after approximately 2 miles turn left into Cliff Lane. Proceed for 0.5 miles and turn right at the gate indicated by the Holden and Prescott Estate Agents For Sale sign. Please note: Satnav may direct you via Rainow Rd but please ignore and follow the Buxton Road directions as above.

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

**£550,000**

HOLDEN & PRESCOTT

## Ground Floor

### Covered Porch

Courtesy Light.

### Entrance Hall

Spindle balustrade to the staircase. Downlighting. Vaulted ceiling. Storage cupboard with coat hooks and shelving. Understairs storage cupboard with power. Tiled flooring. Double panelled radiator.

### Cloakroom/W.C.

The suite comprises a hand basin with mixer taps and tiled splashbacks and a low suite W.C. Downlighting. Wall-mounted cupboard. Additional wall-mounted cupboard with mirrored doors. Partially tiled walls. Tiled flooring.

### Sitting Room

16'11 x 10'2

Multi-fuel stove with a stone hearth. T.V. aerial point. Solid oak flooring. Double glazed window with integral blinds. Door with double glazed panel opening onto the garden. Double panelled radiator.

### Snug

10'8 x 10'2

Solid oak flooring. T.V. aerial point. Double glazed windows with integral blinds. Double glazed door to the garden. Double panelled radiator.

### Dining Kitchen

18'4 x 10'4

One and a half bowl stainless steel sink unit with a mixer tap with rainhead hose and base cupboard below. An additional range of matching base and eye level cupboards with contrasting quartz work surfaces and splashbacks. Integrated single oven. Integrated microwave/combination fan oven. Integrated four ring electric hob with extractor hood over. Integrated dishwasher. Pantry style cupboard with shelving. Downlighting. Tiled flooring. Double glazed window with integral blinds onto the front garden. Door with double glazed panel and integrated blind onto the garden. Double panelled radiator.

### Utility Room

7'0 x 5'8

Stainless steel sink unit with mixer tap and base cupboard below. An additional range of base and eye level cupboards with contrasting quartz work surfaces and splashbacks including additional tiled splashbacks. Plumbing for automatic washing machine. Vaillant combination style condensing boiler. Tiled flooring. Door with double glazed panel onto the front garden. Anthracite grey towel radiator.

## First Floor

### Galleried Landing

Spindle balustrade to the staircase and glass balustrade to the galleried area. Light tunnel. Downlighting. Large double glazed window with fantastic views over the Cheshire countryside. Double panelled radiator.

### Master Bedroom

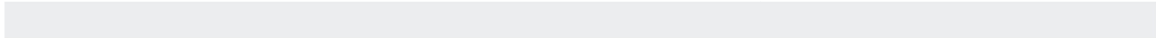
12'2 x 10'4

Double glazed windows with integral blinds. Double panelled radiator.

### En-Suite

6'3 x 5'4

Fully tiled cubicle with dual-headed thermostatic shower over. Hand basin with mixer tap. Low suite W.C. Extractor fan. Downlighting. Light tunnel. Partially tiled walls. Wall-mounted cabinet. Over mirror light with integrated shaver point. Tiled flooring. Chrome heated towel rail.



**Dressing Area**

6'3 x 4'6  
Floor to ceiling open cupboards with hanging rail and shelving. Downlighting. Double panelled radiator.

**Bedroom Two**

11'2 x 10'5  
Fitted wardrobe with hanging rail. Laminate flooring. Double glazed window with integral blinds providing views over open farmland. Light tunnel. Double panelled radiator

**Bedroom Three**

10'4 x 10'0  
Double glazed window with integral blinds and lovely views over open farmland. Light tunnel. Double panelled radiator.

**Bedroom Four**

10'5 x 9'8  
Double glazed window with integral blinds. Double panelled radiator.

**Bathroom**

Panelled bath with mixer tap, screen and dual-headed shower over. Pedestal wash basin with mixer tap. Low suite W.C. Downlighting. Extractor fan. Light tunnel. Partially tiled walls. Wall-mounted bathroom cabinet with over cabinet light and integrated shaver point. Tiled flooring. Chrome heated towel rail.

**Outside**

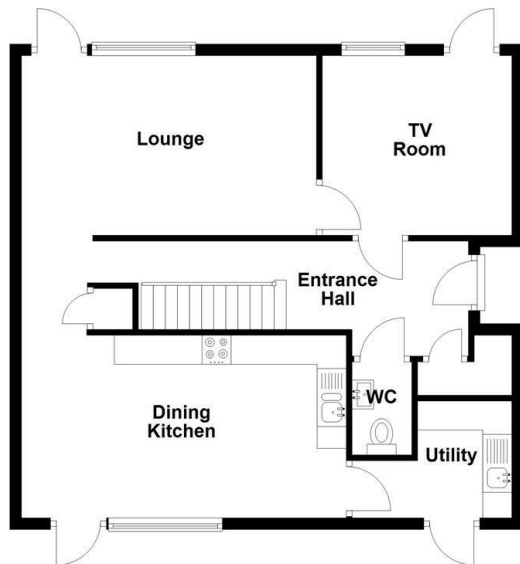
**Gardens**

The property is approached by a shared private driveway arriving at a gravel parking area for residents of No 1 and No 2 Higher Barn. The barn sits behind a fenced border with hedge planting where an Indian stone patio with pathway leads to the front door. The gardens to the front are attractively landscaped to create an easily maintained space. To the side of the property there are traditional raised beds, a garden store and workshop. The garden to the rear has been effectively landscaped into the hillside to create a fabulous level patio from where stunning views onto open fields can be enjoyed. Incorporated within the space is an Indian stone patio, a terraced rockery and an array of shrubs and bushes as well as a sizable metal pergola with lighting and cover. Additional external lighting is installed as is an outside tap.

**Utilities**

The utilities include mains electrics , a septic tank located in an area of wild garden and maintained by the current vendors and is shared with No. 1 Higher barn. The property has central heating provided by flow gas which is located in a neighbouring plot. The water is on the mains and is pumped from the main road. External lights to the side are on ?IR. Fibre optic broadband is installed.

Ground Floor



First Floor

