





The Coach House 288, Park Lane, Macclesfield, Cheshire SK11 8AE

This beautiful Coach House was built to be so much more than a functional accompaniment to a gentleman's residence, it was a statement of wealth. With striking elevations of local stone and distinctive windows, it is an architectural triumph. The property has been subject to a complete overhaul and now has an exclusive combination of space, character and style. This is a wonderful home.

From the hall, there are two magnificent living spaces with 11' ceiling heights and some wonderful features, breakfast kitchen, utility room and a cloakroom. The lounge extends to some 19' in length, has a stove, double doors onto the garden and an impressive arched window which would have once been the entrance. To the first floor there are three double bedrooms, all of which have built-in wardrobes, and two bathrooms. Both gas fired central heating and double glazing are installed.

Set back behind a cobbled courtyard which provides off road parking for several cars is a substantial annex which has been converted from a double garage. In matching stone, this provides multiple options as it is presently utilised as a guest suite, but it could also provide a dependent's accommodation, home office, gym or an income. Incorporated within the annex is a kitchen area and shower room. It also has the benefit of a separate gas fired central heating system.

To the rear there is a large workshop. A hidden and very attractive feature of the Coach House is a 100' garden which has a southerly aspect. From a stone flagged patio there is a deep lawn, and well stocked beds with walled borders.

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 station is thirteen miles away. Bus and train services are available to the town. The property is situated on the left hand side of Park Lane, just before the traffic lights. The property can be found on the left hand side after passing through the traffic lights.

Viewing: By appointment with Holden and Prescott 01625 422244

HOLDEN & PRESCOTT

Ground Floor

Courtesy light.

Entrance Hall

16'6 x 6'2

A fabulous entrance hall with 11' ceilings and a solid oak staircase. Exposed wooden beams. Solid wood front door. Karndean flooring. uPVC double glazed windows. Two radiators.

Lounge

19'0 x 18'3

A beautifully styled room with 11' high ceilings and exposed central beam. Cast iron multi fuel stove in a quarry stone surround with raised hearth, display plinths and a wooden mantel. Karndean flooring. T.V. Aerial point. Large double glazed window with stone arched lintel. Double glazed doors to the garden. Double panelled radiator. Open way through to:-

Dining Room

16'7 x 11'7

A most stunning formal dining room with 11' ceilings and exposed central beam. Karndean flooring. Built-in display cabinet and storage cupboard with granite worktop. Two double glazed port hole windows. Double panelled radiator. Stable door with wrought iron furniture to:-

Breakfast Kitchen

13'5 x 10'11

One and a half bowl sink unit with a mixer tap and a base cupboard below. There is a range of base and eye level cupboards with matching works surfaces and contrasting tiled splashback which also extends to a breakfast bar. There is a five ring induction hob with an extractor hood over, two single eye level ovens, a built-in coffee machine and Combi microwave/ air fryer. Plumbing for dishwasher. Downlighting. Karndean flooring. Second entrance door with double glazed panels. Velux window. Double glazed window. Double panelled radiator.

Utility

10'9 x 5'8

Single drainer sink unit with a base cupboard below. Karndean flooring. Fully tiled walls. Plumbing for washing machine. Space for American style fridge freezer. Storage shelving. Gas fired boiler. Drying rack. Double glazed window. Single panelled radiator.

Cloakroom/W.C.

Low suite W.C. Karndean flooring. Fully tiled walls. Double glazed window.

First Floor**Landing**

Spindle balustrade to solid oak staircase. Loft access.

Bedroom One

19'0 x 8'11

A range of deep built-in wardrobes with hanging rail. T.V. Aerial point. Wall light point. Loft access. Double glazed window. Double panelled radiator.

Bedroom Two

11'2 x 9'10

Double glazed windows to two elevations. Double panelled radiator.

En-suite

Corner shower cubicle with thermostatic shower over, pedestal wash basin and low suite W.C. Downlighting. Extractor fan. Shaver point. Wall mounted mirror. Chrome heated towel rail.

Bedroom Three

19'0 x 9'3 (maximum dimension)

A range of built-in wardrobes with cupboards above. Double glazed window. Single panelled radiator.

Bathroom

The white suite comprises a panelled bath with mixer tap and tiled splashbacks, vanity hand basin with tiled splashbacks and a mixer tap and a low suite W.C. Walk-in shower cubicle with thermostatic shower over. Airing cupboard with shelving. Downlighting. Shaver point. Extractor fan. uPVC double glazed window. Chrome heated towel rail.

Outside

Annex

21'0 x 14'6

The original double garage has been converted to create a fabulous annex which is currently utilised as a guest suite/golf studio/bar. The bar is equipped with a Belfast sink and mixer tap over, a range of cupboards, drawers and space for a fridge topped with quartz work surfaces. There is also shelving. Exposed ceiling joists. Solid wood doors. Double glazed windows. Single glazed window. Double panelled radiators. The shower room comprises a white suite with a walk-in shower cubicle with thermostatic shower over, pedestal wash basin with a mixer tap and tiled splashback and a low suite W.C. Downlighting. Extractor fan. Chrome heated towel rail.

Workshop

To the rear of the guest suite there is a workshop with power and light. There is also a uPVC double glazed window. A separate gas fired condensing combination style boiler powers the heating within the annex and the workshop.

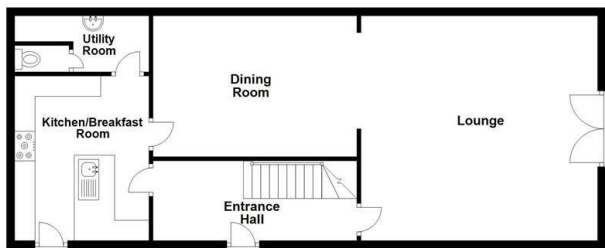
Gardens

The Coach House fronts a magnificent cobbled courtyard accessed via a five bar gate and has raised beds and ample parking for a good number of cars. To the rear of the property there is a something of a hidden and very beautiful walled garden which extends to approximately 100 feet in length. From a large stone flagged terrace with walled beds, there is a deep shaped lawn, ornamental pond and flowerbeds. This is certainly a gardeners' garden and it comes with a substantial greenhouse and a timber garden shed.

£599,950

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Ground Floor



First Floor

