





Barn House, Oak Lane, Macclesfield, Cheshire SK10 5AL

The desire to live in Bollington grows stronger and stronger and with good reason. It is a wonderful location providing a most attractive village environment linked to its close-knit community spirit and is the ideal location for this beautiful cottage.

This highly distinctive barn conversion nestled at the edge of the popular village of Bollington exudes both rustic charm and traditional character. Retaining many original features including exposed wooden beams and stone wall elevations and set within attractively landscaped gardens, this property has much to offer in terms of generous living space in an idyllic rural setting.

The accommodation comprises; an Entrance Hall, Cloakroom/W.C, Lounge, Breakfast Kitchen, Dining Room and Utility to the Ground Floor whilst to the First Floor, there are three double Bedrooms, a Jack and Jill En-suite and a Family Bathroom.

The property is accessed via a gated driveway that leads to off-road parking for two vehicles. The stunning landscaped gardens, enclosed by attractive and established trees, incorporate a good sized neat lawn accented by flower beds containing mature planting. There are a variety of places to sit and enjoy the outdoor space including a large cobbled stone patio seating area, perfect for relaxing and entertaining. The property backs onto open fields and is a short walk away from White Nancy and the stunning views it affords as well as the Middlewood Way and the picturesque Macclesfield Canal.

Bollington is a town that never stands still, with a constant stream of artistic and volunteer endeavours from the championship Bollington Brass Band (North West 1st section), the Festival Choir, Bollington Light Opera Group (BLOG), and the Festival Players, to name a few. Tourism is increasingly important, providing excellent walking, cycling, and riding routes. An increasing network of restaurants, delis, and bars all help to combine to provide a wonderful local village atmosphere and a delight to live in.

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. with Manchester International Airport is only thirteen miles away by road.

Proceed out of Macclesfield in a northerly direction along the Silk Road (A523) at the second roundabout, and turn right signposted Bollington (B5090). Turn immediately right into Clarke Lane. Proceed past the Lord Clyde Public House, turn left at the end of the road onto Oak Lane, and the property can be found on the left-hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Entrance Hall

Wooden front door with glazing inset. Exposed wooden ceiling beams. Single glazed wooden framed window. Single panelled radiator.

Cloakroom/W.C.

Finger-latch door. Low suite W.C. Wash basin with tiled splashback and vanity storage unit below. Extractor fan. Single glazed wooden framed window. Single panelled radiator.

Lounge

26'10 x 16'11

Finger-latch door. Exposed brick built fireplace with stone hearth and wooden mantel. T.V. aerial point. Exposed wooden ceiling beams. Exposed stone elevations. Wall light points. Understairs storage cupboard. Additional storage cupboard. Single glazed bay window to front elevation. Single glazed window to rear elevation. Three double panelled radiators. Door with glazing inset opening onto the garden at the front.

Breakfast Kitchen

14'00 x 13'06

finger-latch door. Single drainer one and a half bowl composite sink unit with base base unit below. An additional range of base and eye level units with contrasting work surfaces over. Tiled splashbacks. Gas cooker point. AGA range cooker. Space for an American style fridge/freezer. Exposed ceiling beams. Exposed stonework. Tiled flooring. Single glazed wooden framed window.

Dining Room

21'10 x 13'04

Finger latch door. Cast-iron multi-fuel stove set within a Cheshire brick built inglenook feature fireplace with stone hearth. Exposed wooden ceiling beams and wooden support beams. Two single glazed wooden framed bay windows to side elevations. Single glazed wooden framed window to rear elevation. Double doors opening onto the front garden. Double panelled radiator.

Utility

Finger-latch door. Fitted shelving. Plumbing for automatic washing machine. Single glazed wooden framed window.

First Floor

Landing

Spindle balustrade to the staircase. Loft access. Airing cupboard. Exposed stonework. Exposed wooden ceiling beams. Wall light points. Single glazed wooden framed window. Two single panelled radiators.

Bedroom One

16'11 x 13'02

Finger-latch door. Exposed stone wall elevations. Exposed wooden ceiling beams. Single glazed wooden framed window. Double panelled radiator.

Bedroom Two

17'06 x 13'03 reducing to 9'08

Finger-latch door. Exposed wooden ceiling beams. Velux window. Single glazed wooden framed window. Double panelled radiator. Finger-latch door to the Jack and Jill en-suite.

Bedroom Three

13'08 x 12'08

Finger-latch door. Fitted wardrobes. Loft access. Wall light points. Single glazed wooden framed window. Double panelled radiator. Finger-latch door to the Jack and Jill en-suite.

Jack and Jill En-suite

The white suite comprises a cubicle with thermostatic rainfall shower and detachable shower head over, a pedestal wash basin and a low suite W.C. Extractor fan. Single panelled radiator.

Family Bathroom

The white suite comprises a cubicle with a Mira electric shower over, a panelled bath with mixer tap, detachable shower head and tiled surround, his and her pedestal wash basins and a low suite W.C. Exposed stonework to two elevations. Exposed wooden ceiling beams. Electric shaver point. Wall light points. Single glazed wooden framed window. Heated towel rail. Double panelled radiator.

Outside

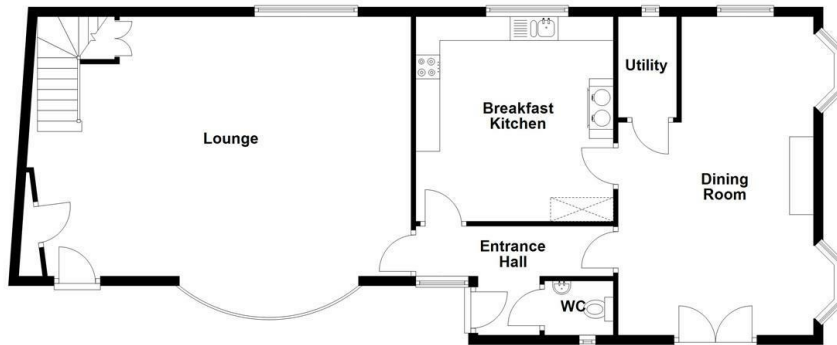
Gardens

The property is approached via a gated tree lined driveway and is set within a good sized plot with wrap around gardens. These are effectively landscaped to make the most of the outside space and incorporate a large cobbled stone patio seating area, perfect for relaxing and entertaining and a splendid well-kept lawn accented by a number of flower beds with mature planting. The gardens are encompassed by a number of attractive and established trees which provide a focal point and structured backdrop to this lovely garden.

£599,950

HOLDEN & PRESCOTT

Ground Floor



First Floor

