





Branches Leek Road, Macclesfield, Cheshire SK11 0JQ

This truly remarkable detached home, located within three miles of Macclesfield, provides a unique opportunity to acquire a property set within approximately 2.6 acres, bordering the Macclesfield Canal.

This stone-built home, featuring mullion windows throughout, was constructed using primarily reclaimed materials, including rare pitch pine. A wraparound balcony and terrace embrace three sides of the main living floor, offering stunning valley views and seamlessly blending indoor and outdoor living.

Accessed via a side porch, the property opens to a bright entrance hall with stairs to the garage, a cloakroom, a large lounge, a study/utility room, and a stunning open-plan kitchen, the heart of the home, with a wood-burning stove and granite island. Upstairs, a galleried landing leads to a generous master bedroom with en-suite shower, two further double en-suite bedrooms, a fourth bedroom, and a bathroom. The property features oil-fired central heating and has recently had the majority of the double glazing replaced.

The driveway runs adjacent to the canal, offering ample parking and access to a double garage, which includes a W.C. and a versatile 39' space, perfect for a gym or games room.

The gardens which are partially built into the hillside, include a large woodland with a comprehensive mountain bike trail. A fabulous decked seating area above the house provides the perfect spot to enjoy breathtaking westerly sunsets.

The property also offers the opportunity to obtain a number of private canal moorings with direct driveway access, a spacious 2,500 sq. ft. outbuilding, and a 480 sq. ft. workshop.

This home is ideal for those seeking tranquility while enjoying easy access to the amenities, schools, and transport links of Macclesfield.

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 in a southerly direction along the A523. Shortly after Fools Nook Public House. The driveway for Branches can be found on the right hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

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Ground Floor

Brick built Porch

Solid wood front door. Exposed stone lintels. Wall light. Velux window. Stained glass porthole style window. Partially glazed door to the Entrance Hall.

Entrance Hall

Oak spindle balustrade and handrail to the staircase. Exposed wooden ceiling joist. Understairs storage cupboard. LVT flooring. Door to the Garage. uPVC doors opening onto the patio. uPVC double glazed window. Period style radiators.

Cloakroom/W.C.

The white suite comprises a hand basin with mixer tap and a low suite W.C. Extractor fan. Downlighting. Storage cupboard with hanging rail and shelving. Partially tiled walls. Tiled flooring.

Lounge

25'0 x 15'2

Exposed wooden ceiling joists. Downlighting. uPVC double glazed windows to front and side elevations. Period style radiators.

Open Plan Dining Kitchen

24'11 x 19'10 at maximum

Single drainer composite sink unit with a Quooker tap and base cupboard below. An additional range of base, eye and full length cupboard with matching granite work surfaces. There is also a matching island unit with cupboards and granite work surfaces. Samsung single over, microwave oven and warming tray. Four ring induction hob with in-built extractor fan. Other integrated appliances include a fridge/freezer, dishwasher and wine fridge. Large multi-fuel stove with a marble hearth. Downlighting. Exposed wooden ceiling beams. LVT/Karndean flooring. uPVC patio doors to the exterior. uPVC sliding patio door to the exterior. Black electric radiator.

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Utility Room/Study

12'0 x 8'4

Work surface with plumbing for washing machine. Space for tumble dryer. Exposed ceiling beams. LVT flooring. uPVC double glazed windows. Period style radiator.

First Floor

Landing

Spindle balustrade to the staircase. uPVC double glazed window. Single panelled radiator.

Bedroom One

25'0 x 15'6 at maximum

Downlighting. uPVC double glazed windows to front and side elevations. Single panelled radiators.

En-Suite Shower Room

The white suite comprises a fully tiled cubicle with thermostatic shower over, his and hers vanity wash basins with mixer taps, tiled splashbacks and storage cupboards below and a low suite W.C. Downlighting. Extractor fan. Partially tiled walls. Tiled flooring. Storage cupboard housing the hot water cylinder. uPVC double glazed window. Double panelled radiator.

Bedroom Two

15'2 x 12'3

Feature cast iron fireplace. uPVC double glazed windows to two elevations. Single panelled radiator.

En-Suite Shower Room

The white suite comprises a fully tiled cubicle with electric shower over, a pedestal wash basin with mixer tap and a low suite W.C. Downlighting. Extractor fan. Electric shaver point. Partially tiled walls. Tiled flooring.

Branches Leek Road, Macclesfield, Cheshire SK11 0JQ**Bedroom Three**

15'2 x 12'2 at maximum

Windows to rear and side elevations. Single panelled radiator.

En-Suite Bathroom

The suite comprises a panelled bath, a vanity sink unit with mixer tap and storage cupboard below and a low suite W.C.

Downlighting. Extractor fan. Partially tiled walls. Tiled flooring. Chrome heated towel rail.

Bedroom Four

11'1 x 8'3

Window. Double panelled radiator.

Family Bathroom

The white suite comprises a panelled bath with mixer tap, a wet room style rainhead shower, a vanity hand basin with mixer tap and storage cupboard below and a low suite W.C. with concealed cistern. Downlighting. Extractor fan. Shaver point. Wall-mounted mirrored bathroom cabinet. Partially tiled walls. Tiled flooring. Windows.

Outside**Double Garage**

25'0 x 19'1 at maximum

Electric up and over double doors. Power and light. Handrail and steps to the Entrance Hall.

W/C

Hand basin. Low suite W.C. Tiled flooring.

Gym/ Games Room

Power and light. uPVC doors to the garden.

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Gardens

The plot extends to approximately 2.6 acres and is approached by a gated driveway which runs alongside the canal and the outbuildings. It continues on towards the property where it opens up to provide ample off-road parking and access to the double garage. The house sits on raised foundations and is approached at the front by two sets of stone steps that lead up to a wrap-around balcony/patio encased within wrought iron railings and from where the porch and rear hallway being the main points of entry can be accessed. Behind the property there is a block paved patio which is enclosed within the retaining wall and includes a wrought iron gate giving a degree of security for pets to roam free. The space can also be accessed from the porch.

The garden features many different sections including a woodland area as well as a formal lawn with gravel pathways which meander to a wonderful seating area replete with stone constructed fire pit. From the wrap-around balcony/patio a set of stone flagged steps lead up to a timber constructed gazebo style garden shelter with festoon lighting, power and housing for the hot tub. This area of the garden has been imaginatively landscaped to look onto the rolling hills of the Cheshire countryside which can be fully appreciated. The gardens have a westerly aspect and enjoy the best of the lovely evening sunsets. The woodland area is home to amazingly designed mountain bike trails which work through the trees and down the hillside. The Macclesfield canal borders the entire plot and offers the opportunity to obtain multiple canal barge moorings.

Outbuildings

There are two outbuildings which can be found on the driveway. The majority of the first building has been insulated and has power and light installed. The second is currently used by a garden store. This area also houses the timber garden shed.

£900,000









