



Butty Moss Farm, Congleton Road, Macclesfield, SK11 9JE

Whittaker ^{Est. 1930}
& Biggs

Butty Moss Farm

A rare opportunity to acquire an impressive smallholding coupled with leisure facilities, all within 28.38 acres of land. This is the ultimate lifestyle property for those who wish to own such a magnificent dwelling, with the opportunity to farm their own land, all within an attractive location and with luxurious accommodation.

Approached from the roadside via a private unadopted road, the property is completely obscured from view, surrounded by the accompanying 28 acres of grassland, with far reaching views across the picturesque Cheshire countryside, which is truly a sight to behold.

The main house offers extensive accommodation of 6,605 square feet which comprises of six bedrooms and four reception rooms, all with individual outlooks over the surroundings. There are leisure facilities which include a purpose built indoor heated swimming pool. Which is not only impressive in size, but also combines changing rooms with mezzanine level and a substantial relaxed open lounge and entertaining suite, complete with bar and open fireplace, creating an excellent entertainment and leisure suite. Of course, given the impressive size of the build and its independent access, those looking to combine two families may wish to seek alternative use as annex accommodation, subject to approval.

The property has been individually designed to create a unique dwelling that is certainly impressive in magnitude, fused with an aesthetically pleasing exterior that creates an immediate impact upon arrival. The rear aspect in particular reveals a dramatic landscape which in cohesion to the attractive manicured gardens, create a truly breathtaking view.



You are invited into the house via a stone fronted porch which gives immediate access into the magnificent sized reception hall with an open staircase and additional flood of light, courtesy of the full-length landing window.

The four reception rooms, although versatile, each offer individual use as well as the potential to reconfigure. In particular the kitchen adjoins the formal dining room which is impressive in size therefore allowing the opportunity to create a combined open plan living and dining kitchen which is a favorable and functional design, without the need of further extension.

The formal lounge enjoys immediate access via the French doors onto the raised terrace allowing views across the landscape, formal gardens, and ornamental pond. The feature open marble fireplace is a commanding feature of the room and a welcomed addition during the colder months. The two further reception rooms include a relaxed snug and a separate study, perfect for those working from home.

The kitchen is well equipped with a central seating island and oil-fired AGA, that provides an additional hot water supply in support of the main boiler. There is the convenience of a utility and WC as well as a separate cloakroom located just off the main hall.

In addition to the utility there is a useful first floor laundry room. This room could also be converted to an additional bathroom, if required in addition to the en suite and first floor family bathroom

As previously mentioned, there are six bedrooms, each are doubles with magnificent outlooks. However, the master suite is one of the many alluring features of the home, combining a defined dressing room and en suite bathroom, fitted with storage and bedroom furniture. An open archway leads you to your sleeping quarters and a private balcony, offering far reaching views as well as a relaxing open space for you to enjoy.

This feature provides a decent feel that's both purposeful and impressive.

There are wrap around formal gardens extending to all four sides of the property.

There is an extensive driveway plus a detached four car garage to the side of the property plus an additional detached double garage and additional parking area, located aside the leisure suite.

Access to the pool can be obtained from the steps located at the head of the rear garden.

The extensive formal gardens are laid to lawn with shaped conifers, established hedges and mature trees. There is a feature pond that frames the rear gardens with adjoining extensive and well maintained lawned gardens. The raised terrace leading from the rear of the property, is perfect for entertaining and alfresco dining.

The land is divided into several parcels of land accessible via the road frontage and from within the farm grounds via vehicle access gates from within the property grounds. There are no known public rights of way. For those wanting to use the property as a farm, there are some livestock handling facilities near the entrance to the property.

Butty Moss Farm is an attractive property built in the late 1970's, owned only by the original family and was built subject to an agricultural occupancy condition (AOC) and section 106 agreement that means the land must be kept with the farm. Purchasers wishing to purchase this property must satisfy the conditions of the AOC, as detailed.

The guide price given has been reduced accordingly.



Butty Moss is located within the idyllic Cheshire village of Gawsforth. This semi-rural location offers the appeal of village life yet is extremely accessibility to nearby neighbouring towns of Macclesfield and Congleton, as well as good road links to Alderley Edge, Wilmslow, Knutsford and Prestbury which each offer an assortment of amenities including, independent shops and restaurants and top performing independent schools.

Manchester is approximately 25 miles away and offers all the attractions of city life. Manchester airport is a convenient 14 miles away with rail networks available via, Macclesfield, Congleton, Sandbach and Holmes Chapel.

The property briefly comprises:

Entrance Porch

Having exposed stone walls, UPVC double glazed windows to front and side aspect. Double opening timber doors.

Reception Hall 17' 5" x 13' 5" (5.31m reducing to 3.53m x 4.09m)

Having coving to ceiling, radiator, open turn-flight stairs giving access the first-floor landing.

Lounge 16' 0" x 27' 2" (4.87m x 8.28m)

Having UPVC double glazed windows to the side and rear aspect having far-reaching views over the adjoining fields. Coving to ceiling, wall light points, radiators. Feature ornate marble fireplace with open grate. UPVC double glazed French doors with full length glass panels and matching side panels giving immediate access onto the external paved patio.

Dining Room 14' 8" x 24' 3" (4.48m x 7.40m)

Having UPVC double glazed windows to the rear aspect overlooking the patio and formal gardens. Radiators, wall light points, ornate coving to ceiling. Access door to kitchen.

Study 13' 0" x 10' 2" (3.97m x 3.10m)

Having UPVC double glazed window to the side aspect coving to ceiling, radiator.

Snug 12' 3" x 13' 0" (3.73m x 3.96m)

Having UPVC double glazed window to front and side aspect, radiator, ornate coving to ceiling, partially recessed lighting to ceiling.

Vestibule

Having UPVC double glazed composite external side entrance door with glazed panel.

Open Plan Kitchen 29' 8" x 13' 6" (9.05m reducing to 5.85 x 4.12m reducing to 1.79)

Having a range of wall mounted cupboard and base units with fitted work surfaces over, central kitchen hardwood side entrance door giving access to the rear patio. Tiled floor, recess for fridge, freezer, and microwave. Radiator, fully tiled walls, plumbing for dishwasher, partially recessed lighting to ceiling. Defined utility area with oil fired boiler, UPVC double glazed window to front aspect, fitted work surface providing additional seating area.

Utility Room 7' 0" x 5' 9" (2.14m x 1.76m)

Built in storage cupboard with sliding doors and overhead storage. Low-level WC. Single drainer stainless steel sink unit overhead fitted cupboards. Fully tiled walls and floor, UPVC double glazed window to the front aspect.

Ground Floor Cloaks 7' 9" x 5' 5" (2.35m x 1.64m)

Having fixed vanity storage unit with incorporating wash hand basin, low-level WC. Wall light, points, shaver point. Radiator, UPVC double glazed window to the rear aspect, ornate coving to ceiling.

First Floor Landing

Feature full length window to turn flight staircase. Coving to ceiling, radiator, Wall light points. Access to inner landing.



Master bedroom 12' 3" x 12' 0" (3.74m x 3.65m)

Open Archway giving access to the Master Bedroom Wall light points, radiator, UPVC double glazed window to the rear aspect overlooking the formal gardens and adjoining fields. UPVC door giving external access onto the open balcony.

Balcony 4.22 m x 9.25 m, rubber tiled flooring. External light points. Far reaching views over the grounds & land.

Master Suite 13' 11" x 13' 3" (4.24m reducing to 1.83 x 4.03m reducing to 2.11m)

Incorporating a dressing room and ensuite bathroom. Having a fitted wash hand basin unit with vanity storage and dressing table. Fixed mirror with lighting. Three double built in wardrobes with overhead storage. UPVC double glazed windows to side and rear aspect. Defined en suite bathroom area having paneled bath, low-level WC. Radiators.

Bedroom 13' 0" x 7' 0" (3.97m x 2.14m extending to 3.10m)

Having UPVC double glazed window to the side aspect with views over the adjoining fields. Radiator, built in wardrobe, wall light point, fitted dressing table with incorporating drawers and storage.

Bedroom 14' 8" x 11' 11" (4.48m x 3.64m)

Having UPVC double glazed window to the rear aspect with views over the adjoining fields. Radiator, wall light points, built in double wardrobe with overhead storage. Built in dressing table.

Bedroom 12' 4" x 8' 9" (3.75m x 2.66m)

Having UPVC double glazed window to the side aspect with views over the adjoining fields. Radiator, built in double wardrobe with overhead storage. Wall light points

Bedroom 12' 4" x 8' 8" (3.76m x 2.65m)

Having UPVC double glazed window to the side aspect, radiator, wall light points. Built in double wardrobe with overhead storage.

Family Bathroom 7' 8" x 8' 8" (2.33m x 2.65m)

Having built-in storage vanity storage cupboard with countertop and incorporating wash hand basin. Low-level WC, paneled bath. UPVC double glazed window to the front aspect. Built-in linen store. Wall light and shaver point. Radiator

Laundry Room 9' 5" x 5' 10" (2.86m x 1.78m)

Plumbing for washing machine, space for tumble dryer. Radiator, built in linen storage cupboard. UPVC double glazed window to the front aspect.

Detached Four Car Garage 33' 4" x 17' 7" (10.15m x 5.37m)

Having two metal double access doors allowing housing for four vehicles. UPVC double glazed windows to the rear aspect, electric light and power points. Access to loft space.

Detached Double Garage

Having metal up & over door, electric light & power points.

Pool House Pool House

Exposed stone walls with non-slip Tiled floor, hardwood double glazed windows to rear and side aspect, recessed LED colour change mood lighting.

Heated Swimming Pool 44' 8" x 15' 7" (13.62m x 4.74m)

Having a gradual slope, being approximately 6' at the deepest level. Steps giving access into the pool, side fixed pool ladder and cover.

The calor gas tank to supply the gas for the swimming pool is located behind the garage.

Leisure Suite 19' 4" x 14' 4" (5.90m x 4.38m)

Changing rooms and mezzanine Two fully enclosed changing rooms with fitted benches. WC, having low-level WC & wall mounted, wash hand basin window. Hardwood double glazed window to the rear. Mezzanine level overlooking the vestibule below. Stairs down to the vestibule and the open plan lounge with incorporating bar.

Lounge and Bar Area 19' 5" x 30' 6" (5.93m x 9.30m)

Hardwood double glazed windows, steps down to the

lounge and bar area with feature exposed brick fireplace with open grate. Incorporating bar of timber construction with leaded glass, display lighting and fixed wooden shelving.

Formal Gardens

The property is surrounded by formal gardens to the front, sides and rear, edged by the adjoining land. A sweeping driveway allowing access to the front of the property and the four-car garage with access to the additional detached double garage, there is gated access to the land which permits vehicular access from the driveway. The rear gardens are of generous size and has a raised terrace and a feature pond with views over the adjoining grounds. The gardens also extend to the side of the property with an array of mature trees and shaped conifers as well as established floral display borders. An attractive Cheshire brick retaining walled boundary which defines the gardens.

There are also steps providing access to the leisure facilities and pool house.

The property is connected to LPG/bottled gas and has its own private septic tank.

Council Tax Band: G

EPC Rating: F

Tenure: Freehold

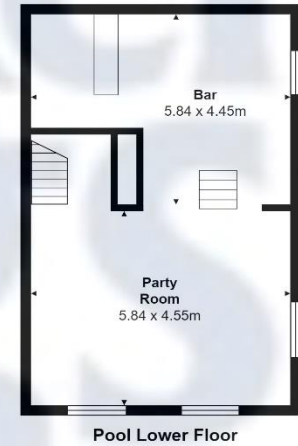
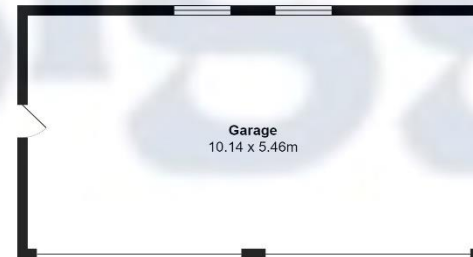
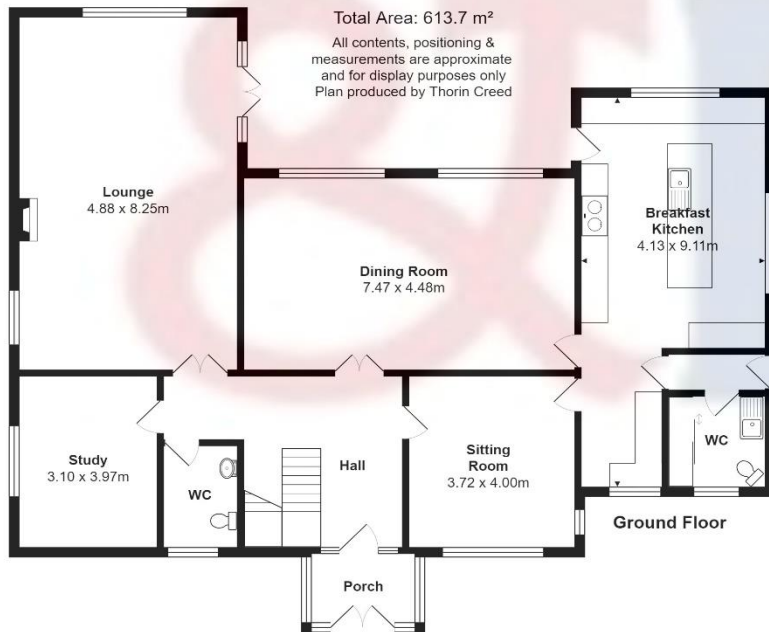
Agricultural Occupancy Condition and Planning Restriction

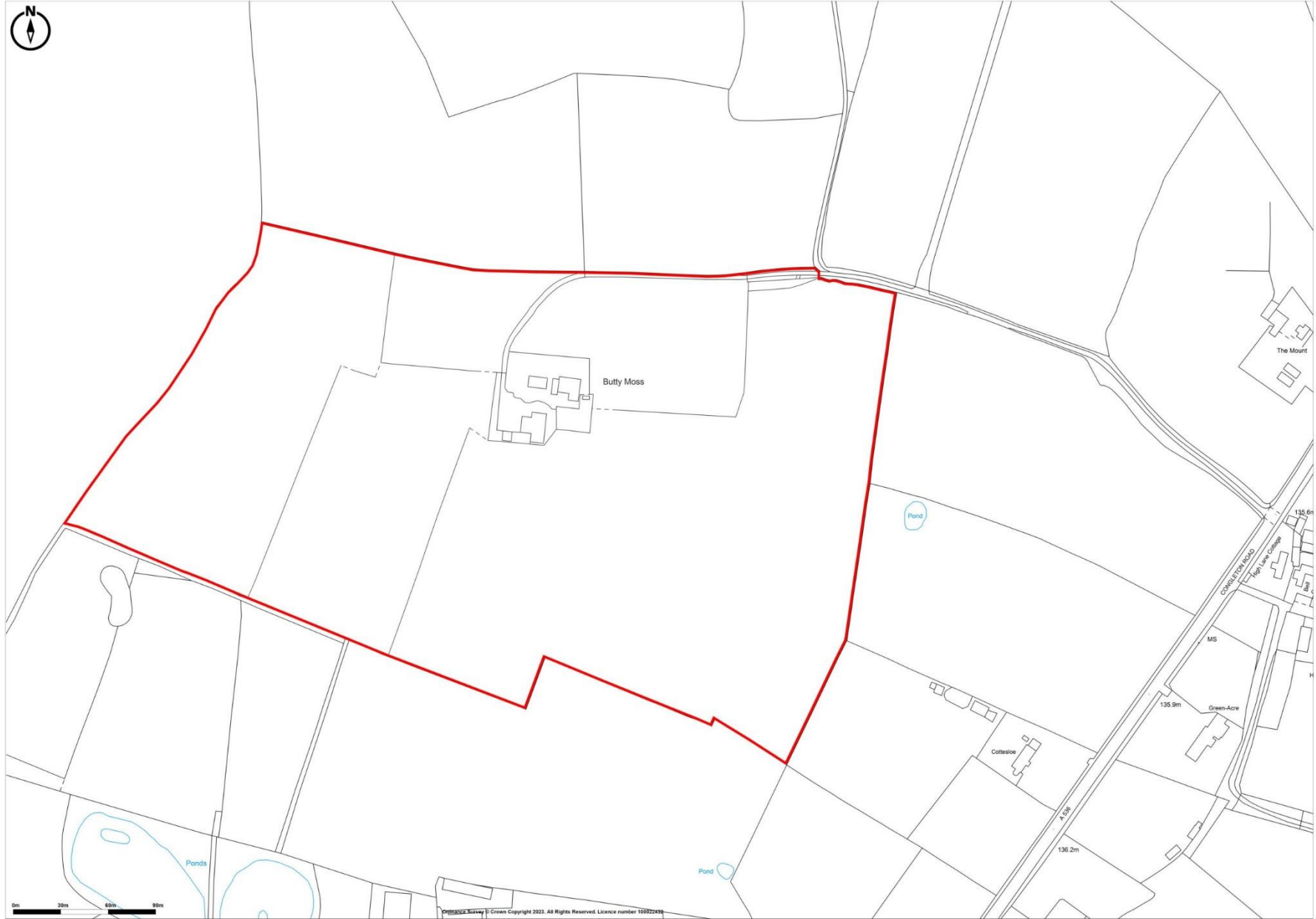
The Farmhouse was built subject to an Agricultural Occupancy Condition which says the dwelling should only be occupied by a person employed on the land in agriculture as defined in Section 290(1) of the Town and Country Planning Act 1971 or in forestry (including any dependents or such a person residing with him) or a widow or widower of such a person.

Also, the dwelling shall not be sold, leased, assigned, subject or otherwise disposed of separately from the rest of the said land and the whole shall remain as one hereditament.











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16 High Street
Congleton
Cheshire
CW12 1BD
T: 01260 273241
E: congleton@whittakerandbiggs.co.uk

www.whittakerandbiggs.co.uk

Est. 1930
**Whittaker
& Biggs**