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Millbrook, Holehouse Lane, Langley

£2,500 PCM

BELVOIR!



Key Features

- > Spacious Detached Family Home
 - > Desirable Village Location
 - > Four Double Bedrooms
 - > Three Reception Rooms
 - > Three Bathrooms
 - > Substantial Sized Garage
- > Superb Views over River to Langley Park
- > Close to Teggs Nose Country Park
- > Macclesfield Forest Nearby
 - > Part Furnished
 - > EPC rating C



FANTASTIC family home offering over 3,500 square feet of space across three levels. Situated on a 'no-through' road in the highly desirable village of Langley, this wonderful property backs directly onto the River Bollin, has fabulous views across Langley Park, and boasts Four Double Bedrooms, Three Reception Rooms, Three Bathrooms, and an area which could be used for self-contained living.

*****AVAILABLE LATE OCTOBER*****





Nestled in an enviable position within the heart of the village, the property is located near to both Teggs Nose Country Park and Macclesfield Forest. With its imposing presence and extensive accommodation, this property would be ideally suited to those requiring a substantially sized home. Alternatively, it may suit those looking for an interim residence whilst awaiting completion of a new build home or major renovation works on their existing home (subject to minimum six-month term).

In brief, the property comprises:

On the Ground Floor, you'll find an Entrance Hall through to potential annexe area with Kitchen and Wet Room. Adjoining this area is a large Living Room with feature fireplace, laminate flooring, and patio doors opening onto a terrace with glass balustrade that runs the full length of the property. As you move through the interior, you enter the Sitting Room with further access to the terrace via patio doors, and log burner set upon a slate hearth. A glazed uPVC door to the rear of the room provides access to the garden, and there are two separate staircases leading to the remaining floors.



On the first floor are Four Double Bedrooms and a family bathroom. The Principal Bedroom benefits from wall to wall, floor to ceiling sliding mirrored wardrobes, whilst the luxurious Ensuite Bathroom is simply stunning! Fully tiled, it consists of a Jacuzzi bath, large walk-in shower, wall hung WC with concealed cistern, wall hung wash basin, and underfloor heating. The remaining three bedrooms all incorporate wash basins and are all well-proportioned, with the smallest bedroom ideal for using as work from home space or study.

The Lower Ground Floor offers a spacious Dining Room complete with log burner sat within an attractive brick surround fireplace, and adjoins the beautifully fitted Dining Kitchen, complete with large island incorporating both an electric Halogen hob and two ring gas burner.

A stable door provides access to the lower terrace which again runs the length of the property and sits nicely above the river along whilst offering bridge access across to Langley Park fields.





In addition, there is a useful Utility Room with a Walk-in Pantry and separate WC, and there is a dedicated Boiler Room completing the floor. Internal access to the vast Garage is from the Utility Room, and there are two large double doors which provide external access.

To the outside is a low maintenance garden with patio area, raised flower beds, greenhouse, log store, gated access to Holehouse Lane, and access to the lower ground terrace.

The property is warmed by Gas Central Heating along with the added benefit of two log burners. There is uPVC Double Glazing throughout.

Parking: vehicles can be parked either within the extensive garage, or alternatively can be parked on the roadside next to the property. External access to the garage is allowed over the hard standing at the garage doors, however this is for access only and no parking is permitted on it.

Restrictions: No Smokers, No Pets.

The property is offered PART FURNISHED with an initial minimum term of 6 months.

Indoor Mobile Coverage (information via Ofcom): O2 likely, EE & Vodafone potentially limited, Three none.

Broadband (information via Openreach): Standard and Superfast Broadband available.

River Flood Risk (information via Government website): Very Low.

The property is connected to mains water, sewer, gas and electricity.

Property size (approx.): 356 sq m (3,831 sq ft). Plot size: 422 sq m.

Council Tax Band G.

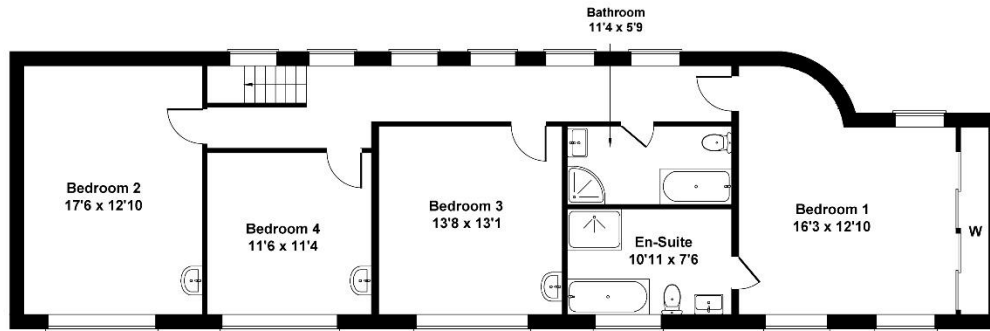




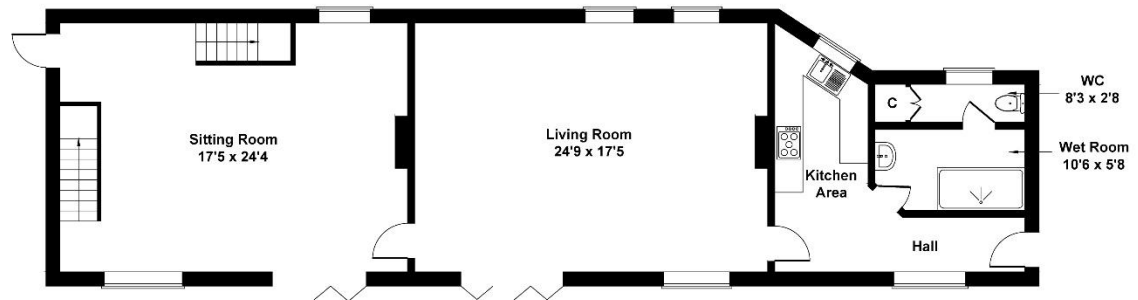




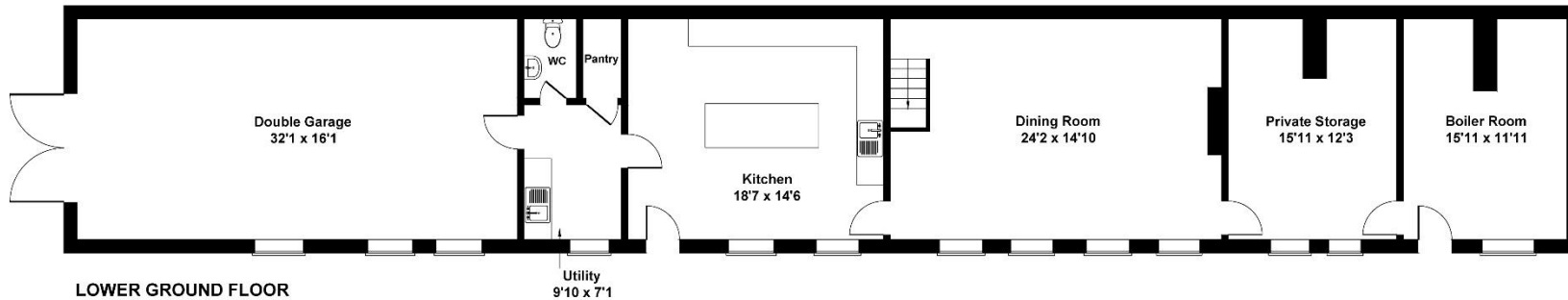




FIRST FLOOR



GROUND FLOOR



LOWER GROUND FLOOR

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