

DALES FARM HOUSE
Macclesfield Road, Kettleshulme
£620,000



A CHARACTER AND CHARMING MID 18TH CENTURY STONE FARMHOUSE COTTAGE offering exceptional accommodation with PERIOD FEATURES and located within a MATURE STUNNING GARDEN PLOT with views. The Farmhouse Cottage has TWO RECEPTION ROOMS plus a CONSERVATORY, three BEDROOMS and TWO bathrooms.

NOTICE
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THE AREAS LEADING ESTATE AGENCY

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GASCOIGNE HALMAN

- GRADE II LISTED STONE FARMHOUSE COTTAGE
- CIRCA MID 18TH CENTURY AND FULL OF CHARM AND CHARACTER
- SOUGHT AFTER SEMI RURAL VILLAGE LOCATION
- TWO RECEPTIONS PLUS CONSERVATORY AND HOME OFFICE ROOM
- USEFUL CELLARS WITH THREE CHAMBERS
- THREE BEDROOMS, SHOWER ROOM AND W/C
- WELL ESTABLISHED PICTURESQUE GARDENS WITH DISTANT VIEWS
- DRIVEWAY PARKING FOR 2/3 CARS TO THE REAR AND A GARAGE



£620,000

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We are delighted to offer this stone period property built Mid 18th century and originating as a farmhouse and also two cottages. The property is absolutely full of period charm and character yet it is coupled with more recent modern amenities. Located within the desirable and sought after traditional style village of Kettleshulme which forms part of the conservation area and is surrounded by Peak National Park countryside. The property does also have close access to the larger towns of Whaley Bridge and Macclesfield which offer excellent shopping amenities, cafes, schools and rail links to both Manchester and London. This Grade II listed property is a delight for anybody looking for old traditional

charm and character with a warm and cozy atmosphere. The accommodation provides an entrance porch, dining room, inner hallway with stairs to the first floor, newly fitted shower room, sitting room with exposed beams and feature fireplace, fitted breakfast kitchen with stairs to the cellars and there is a conservatory with views over the established garden and beyond. The lower ground floor has access to three useful cellar chambers. The first floor landing leads to three generous bedrooms and a WC. There is an attached garage for small car with office/storeroom above. To the rear of the property there is a surprisingly spacious stunning mature rear garden mainly laid to lawn which is beautifully maintained and offers an

abundance of flowering borders and distant views. Within the garden there are seating areas and greenhouse/shed. Access to the garage and driveway is via a shared entrance with the neighbouring farm and provides two/three car parking.

LOCATION

Set amid the rolling hills of the beautiful Peak District, Whaley Bridge is an ideal location situated in the picturesque Goyt Valley it is within close proximity to the beautiful Fernilee and Errwood reservoirs with the Peak Forest Canal at its heart. The town has a good selection of shops, public houses and restaurants. There are good commuter links to Manchester and the surrounding towns, by both rail and bus.

DIRECTIONS

SAT NAV SK23 7QU

TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East - Band E

VIEWING

Viewing strictly by appointment through the Agents.

T W E N T Y N E T W O R K E D O F F I C E S T H R O U G H O U T C H E S I R E , S O U T H M A N C H E S T E R & T H E H I G H P E A K



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