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INDEPENDENT ESTATE AGENTS

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Spring Mount, Station Street, Macclesfield, Cheshire, SK10 2AW

A stunning 5 bedroom detached period property with magnificent formal gardens in the heart of Macclesfield.

Offers Over £995,000

Constructed of brick, this imposing and grand period property offers the discerning purchaser the opportunity to acquire spacious family home with period features in a convenient location in the heart of Macclesfield.

Accommodation in brief: On entering the property through the front door, flanked by two pillars, you are welcomed by a grand entrance hall with wooden parquet floor leading to 48ft living family kitchen with Aga and orangery, formal drawing room, sitting room, utility and WC. To the basement are two good sized rooms, one being used as a gym and one containing a sauna. To the first floor are three large bedrooms (two en-suite) and a family bathroom. To the second floor are two further large bedrooms and a separate WC. A gas central heating system and full alarm system have been installed and there is double glazing throughout.

An internal inspection is highly recommended to appreciate the size and proportions of this magnificent family home.

The formal gardens are arranged on three terraces, the first being stone flagged, surrounded by box yew bushes and leading to the front door. Stone steps lead to the second terrace which is laid to lawn. The third terrace is laid mostly to lawn and accesses a fully alarmed storage shed, raised vegetable beds, greenhouse and summer cabana seating area. Beds and borders contain mature and specimen trees and shrubs and the entire property is surrounded by hedges, fences and stone walls. To the rear of the property is a large paved courtyard area with two covered verandas, one with a Minton tiled floor. The driveway, with hard standing for motor vehicles, allows access to the twin garage with a further brick built storage shed and log store. The property is secured with electrically operated double gates and pedestrian access gate.

There is a wide range of shopping, travel, educational and recreational facilities available in Macclesfield. Access points to the national motorway network, Inter-City rail travel to London and Manchester International Airport are all within 30 minutes drive of the property.

DIRECTIONS

From our Prestbury office proceed past St Peters Church bearing right at the railway bridge into Prestbury Lane. Prestbury Lane in turn leads to Heybridge Lane and continue to the T-junction with Manchester Road. Bear right towards Macclesfield continuing straight over the roundabout. Continue straight over the traffic lights and pass Tytherington High School on the left. Proceed up the hill taking the third left into Old Hall Street. The property can be located on the left hand side, just before the road sweeps round to the right.

ACCOMMODATION

BASEMENT LEVEL

INNER VESTIBULE

With LVT floor, cupboard containing water cylinder and gas boiler.

CELLAR ONE/GYM 15'01 x 13'06

With LVT floor with underfloor heating, window, built in storage cupboard.

CELLAR TWO/SAUNA 14'08 x 12'11

With LVT floor with underfloor heating, window, separate sauna room.

GROUND FLOOR

ENTRANCE HALL 33'06 x 7'05

With wood parquet floor, coving, ceiling rose, feature archway, radiator, covered radiator, stairs to first floor.

DRAWING ROOM 15'06 x 15'01

With feature fireplace with Living Flame gas stove and stone surround, coving, radiator, large bay window with views over formal gardens and hills beyond.

SITTING ROOM 16'05 x 13'06 (into alcove)

With wood parquet floor, coving, radiator, leading through to:

REAR HALL

With two built in cloaks cupboards, contemporary radiator, door to rear courtyard, tiled floor, leading to:

UTILITY 8'10 x 7'01

With base cupboards and granite worktop, wall and full height cupboards, stainless steel sink unit, plumbing for washing machine, contemporary radiator, tiled floor, leading to:

WC 6'06 x 3'08

With low level WC, wash hand basin, radiator, tiled floor, part tiled walls.

LIVING FAMILY KITCHEN 48'03 (into bay) x 15'08

Superbly spacious room incorporating fully fitted kitchen with large range of base cupboards and drawers, wall cupboards and Corian worktops, full height larder cupboards, large built in fridge and freezer, island unit with one and a half bowl stainless steel sink unit and Quocker tap, dishwasher, A two ring Aga, an additional island unit with cupboards and breakfast bar area, situated in the orangery with its windows along two sides, double French doors to rear courtyard and two skylights. There is a central area for dining and a family seating area with a feature fireplace with log burning stove and marble surround and bay window with magnificent views over the formal gardens and hills beyond. The room has coving and ceramic tiled floor through with underfloor heating to orangery, dining and family seating area.

FIRST FLOOR

LANDING 19'03 x 7'05

With coving, ceiling rose, decorative archway, covered radiator, stairs to first floor.

BEDROOM ONE 15'05 x 15'02

With coving, feature fireplace with surround, covered radiator, magnificent views over formal gardens and hills beyond, leading to:

EN-SUITE 8'07 x 5'03

With low level WC, pedestal wash hand basin, walk in shower, heated towel rail, tiled floor, part tiled walls.

BEDROOM TWO 15'03 x 15'02

With full wall of fitted wardrobes, coving, radiator, views over garden and hill beyond, leading to:

EN-SUITE 10'06 x 4'08

With walk in shower, pedestal wash hand basin, low level WC, heated towel rail, wall hung mirrored store cupboards, tiled floor, part tiled walls.

BEDROOM THREE 16'05 x 14'09 (approx)

With feature fireplace and surround, radiator.

BATHROOM 16'05 x 12'09 (overall)

With freestanding bath with central taps and shower attachment, walk in shower, low level WC, pedestal wash hand basin, feature fire surround, tiled floor, coving, heated towel rail/radiator.

SECOND FLOOR

LANDING 11'0 x 7'04 (approx)

With ceiling rose.

BEDROOM FOUR 15'10 x 15'05

With radiator, under eaves storage cupboard.

BEDROOM FIVE 15'06 x 15'06 (overall)

With radiator, two under eaves storage cupboards.

WC 4'09 x 4'08

With low level WC, wash hand basin, heated towel rail, tiled floor, skylight.

OUTSIDE

Wonderful formal gardens and rear courtyard as previously mentioned.

DOUBLE GARAGE 17'02 x 16'11

With electrically operated, twin, up and over doors, power, light and water supply. Alarm system

BRICK BUILT STORE 9'03 x 6'0

With power and light.

GARDEN SHED

With power and light. Alarm system.

GREENHOUSE

With power and light.

SUMMER CABANA

With power supply.

Tenure

Freehold. Interested purchaser should seek clarification of this with their solicitor.

Viewings

Strictly by appointment through the Agents.

Possession

Vacant possession upon completion.

PRESTBURY OFFICE:

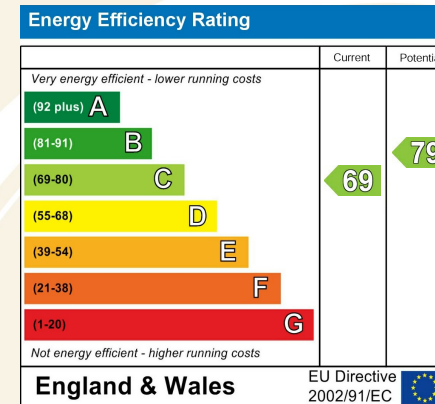
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