



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# Shoresclough Barn, Well Lane, Rainow, Cheshire, SK10 5SY

A beautifully located detached barn conversion enjoying fabulous accommodation, stunning views over open countryside yet within short distance of local amenities.

## Price Guide £765,000

Constructed of stone, this recently renovated barn offers the discerning purchaser a magnificent home enjoying some contemporary and some traditional features, ready for immediate occupation. The property is approached by a farm track leading through to the forecourt allowing ample hard standing for a number of vehicles. The gardens and paddock extend to approximately half an acre and enjoy stone flagged terraces, beautiful specimen flower beds, gravel driveways, log and bin store, 12ft workshop with power and light and a great bar area immediately adjacent to the kitchen for those summer entertaining facilities.

A special mention must be made to the fantastic views of the adjoining countryside.

On entering the property you are immediately welcomed by a 13ft reception hall with stone flagged floor, magnificent reclaimed steel and pine staircase leading to the first floor. The living family kitchen is of an excellent size and enjoys Shaker style units with built in appliances, dining and seating area, family room, separate utility and WC, bedroom four with en-suite. To the first floor the landing allows access to three further bedrooms and two further en-suites. An LPG central heating system has been installed and a new septic tank/treatment plant has also been installed. The property is on mains water.

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 direct to London and Manchester International Airport are all within 10 and 30 minutes drive of the property respectively.

**DIRECTIONS:** From Tesco Superstore, proceed up Hurdfield Road in the direction of Rainow/Whaley Bridge bearing left after approximately two miles into Well Lane. Turn first left in to a private track/road where Shores Clough Barn can be found towards the end of the track on the right hand side.

### ACCOMMODATION

#### GROUND FLOOR

##### RECEPTION HALL 13'3 x 10'5

With stone flagged floor, exposed stone wall, reclaimed steel and pine staircase leading to the first floor, period cast iron radiator.

##### LIVING FAMILY KITCHEN 21'1 x 14'0

With tiled floor with underfloor heating, cast iron stove with flagged hearth, original beams/lintels, bi-folding doors leading to the garden providing views, Shaker style units including base cupboards and drawers, wall cupboards and hard wood worktops, dishwasher, wine fridge, fridge, Rangemaster 5-ring range with extractor hood, sink unit, breakfast bar, stable door leading to the utility.

##### FAMILY ROOM 11'1 x 10'0

With tiled floor with underfloor heating, beautiful views.

##### UTILITY 9'5 x 8'7

With matching units, LPG combination boiler, stainless steel sink unit, plumbing for washing machine, tiled floor with underfloor heating, hanging space for coats and shelves for shoes, stable door to outside.

##### WC

With low level WC, wash hand basin, radiator/towel rail, tiled floor with underfloor heating.

##### BEDROOM FOUR 13'0 x 8'3 (plus large recess)

With radiator.

##### EN-SUITE

Panelled bath with overhead shower, low level WC, vanity wash hand basin with store cupboards below, radiator/towel rail, part tiled walls, tiled floor.

#### FIRST FLOOR

##### LANDING 22'9 (narrowing down to 10'8) x 8'8

With radiator, seating area.

##### BEDROOM ONE 13'9 x 9'8

With radiator, fabulous views.

##### EN-SUITE

With shower, low level WC, vanity wash hand basin with store cupboard below, radiator/towel rail x 2, part tiled walls, tiled floor.

**BEDROOM TWO 13'2 x 13'2 (overall)**

With radiator.

**EN-SUITE**

With shower, vanity wash hand basin with store cupboards below, low level WC, radiator/towel rail, tiled walls, tiled floor.

**BEDROOM THREE 11'1 x 9'6**

With radiator.

**OUTSIDE**

Gardens as previously mentioned. Ample hard standing for motor vehicles.

**NB**

Hard wood windows and doors.

**WORKSHOP 12'0 x 7'8**

With power and light.

**OUTSIDE BAR**

With power and light.

**LOG & BIN STONE****Tenure**

Freehold. Interested purchasers 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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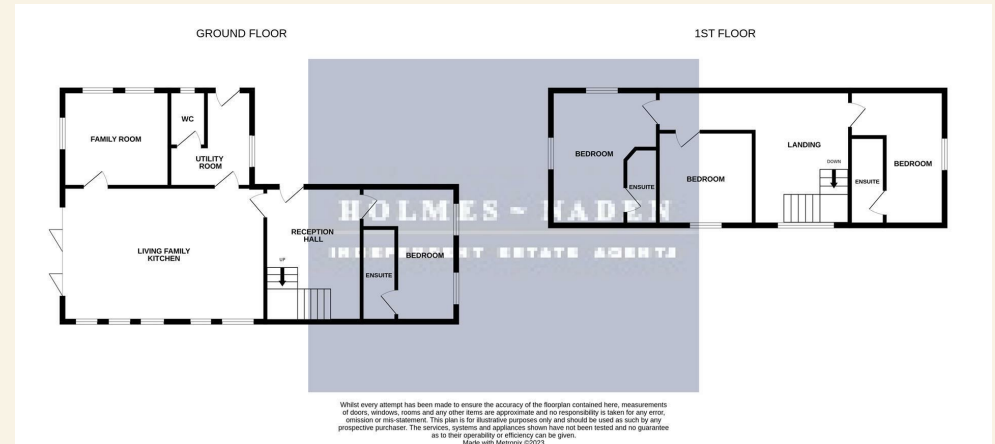
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**MISDESCRIPTIONS ACT 1967**

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