



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

Long Lane Farm, Long Lane, Pott Shrigley, Cheshire, SK10 5SD

A wonderful 17th century 4 bedroom detached farmhouse in an idyllic location with far reaching views, enjoying approx 2 acres of gardens and paddocks and having additional outbuildings. THERE IS A FURTHER 10 ACRES OF LAND (TBC), MENAGE AND STABLING AVAILABLE FOR OFFERS IN THE REGION OF £200,000.

Guide Price £1,150,000

Holmes Naden are pleased to offer this wonderful opportunity to acquire a delightful 4 bedroom detached 17th century farmhouse and outbuildings in an idyllic location with additional 10 acres of land, menage and stables available.

On entering the property you are immediately welcomed by the entrance hall with stone flagged floor and antique pine latch doors to the reception rooms which consist of a lounge, sitting room, dining room, study, bespoke Jamie Robins breakfast kitchen with Aga, rear porch, utility, and separate WC. To the first floor the landing allows access to four well proportioned bedrooms and two bathrooms (one en-suite). The farmhouse provides excellent modern day living whilst retaining many original features such as oak beams and strapping, stone flagged floors, and open fireplaces to name but a few. An oil fired central heating system has been installed.

A special mention must be made of the outstanding views over the adjoining farmland and countryside.

Long Lane Farm is approached via a deep driveway allowing easy access to the forecourt and garage. The gardens are laid down to lawn with beautifully landscaped borders, shrubs, mature trees, a superb stone paved patio and a special mention must be made of the summer house to the rear of the garden. The outbuildings briefly consist of two stables, a substantial shippen, extending to approximately 26' ideal for a number of uses subject to the prospective purchasers wishes, and a stone constructed workshop. All of the outhouses are centrally heated from their own separate boiler and benefit from electric light and power. The property also enjoys a large garage with electric roller doors.

Whilst enjoying a delightful rural location the property is by no means isolated and there is a wide range of shopping, travel, educational and recreational facilities available in nearby Bollington and Macclesfield. Access points to the national motorway network, InterCity rail travel to London and Manchester International Airport are all within approximately 30 minutes drive of the property.

DIRECTIONS: From our Bollington Office proceed up the High Street, turning left into Palmerston Street, continuing for approximately 300 yards, bearing right into Beeston Brow. Beeston Brow in turn leads into Long Lane where the property can be found after a short distance on the right hand side.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

ENTRANCE HALL

With stone flagged floor, traditional style radiator, stairs to first floor.

LOUNGE

21'0 x 10'09

With stone fireplace, wooden mantle and slate hearth incorporating gas stove, radiator, exposed beam, built in cupboard.

STUDY

11'8 x 11'8

With a James Robins fitted dresser cupboard and a range of other fitted drawers and desk, two electric bar heaters, part exposed stone walls, stone flagged floor.

DINING ROOM

12'0 x 11'2

With stone flagged floor, open fireplace, exposed beams, radiator.

SITTING ROOM

16'6 x 14'0

With York stone fireplace with open flue, exposed beams, recess with built in cupboards.

BREAKFAST KITCHEN

15'8 x 11'9

With bespoke painted James Robins kitchen, with a range of base cupboards and drawers, wall cupboards and worktops, display cabinets, display shelving, central island with inset sink and mixer tap, integrated dishwasher, oil fired Aga, stone flagged floor, seating area with electric radiator, access to:

LARDER

with built in cupboard, Velux window, access to:

COAL STORE

REAR PORCH

With stone flagged floor.

BOILER ROOM

With quarry tiled floor, exposed beam, cupboard housing oil fired central heating boiler.

UTILITY ROOM

11'0 x 6'0

With a range of units, Belfast sink, plumbing for washing machine, part tiled walls, radiator.

W C

With low level WC, wash hand basin.

FIRST FLOOR

LANDING

With access to roof space, linen cupboard.

BEDROOM ONE

12'0 x 11'10
With radiator, exposed beam.

EN-SUITE

14'0 x 10'2
With airing cupboard housing water cylinder, large under eaves storage cupboard, large walk-in cupboard with further under eaves storage cupboard, panelled bath, low level WC, vanity wash hand basin with cupboards below, exposed beams, radiator, part tiled walls.

BEDROOM TWO

12'3 x 10'07
With radiator, exposed beam.

BEDROOM THREE

10'06 x 8'6
With access to roof space, radiator, exposed beam.

BEDROOM FOUR

12'1 x 7'6
With roof access, radiator, exposed beam.

SHOWER ROOM/WC

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

OUTSIDE

Fabulous gardens as previously mentioned, also including, vegetable garden and orchard.

OUTBUILDINGS:

STABLE ONE

16'6 x 9'3
With WC, Belfast sink and drainer, stone flagged floor, radiator, oil fired boiler.

STABLE TWO

16'1 x 11'9
With radiator, stone flagged floor, storage cupboard and shelving.

SHIPPEN

26'0 x 15'9
With three radiators, insulated roof, door to garage. This is an ideal room for further development subject to prospective purchasers wishes.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	32	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



MISDESCRIPTIONS ACT 1967

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