



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

Rookery Barn, Bollington Road, Bollington, Cheshire, SK10 5EL

A stunning and substantial five bedroomed barn conversion, backing onto open countryside.

Guide Price £999,000

Constructed of stone, this substantial barn conversion offers the discerning purchaser a fabulous home backing onto open countryside, yet within a short distance of Bollington village centre. The accommodation briefly comprises on the ground floor: Dining hall, study, 28ft drawing room, superb breakfast kitchen with oak units and granite worktops, utility room, rear vestibule with shower and w.c. To the first floor the landing allows access to five good sized bedrooms and three bathrooms (two en-suite). A gas fired central heating system has been installed.

An internal inspection is highly recommended to appreciate the size and space of this beautiful country home.

The property is approached through stone pillars up a sweeping tree-lined driveway leading to the attached garage, with ample hard-standing for approximately 4 vehicles. An electric charging point has been installed. The property enjoys good sized walled gardens, laid mainly down to lawn with mature trees and shrubs. There is an extensive covered area comprising patio area and pizza oven.

The charming and historic village of Bollington caters for most daily needs, whilst more extensive facilities may be found in Macclesfield, all within short driving distance. Access points to the national motorway network, InterCity rail travel to London and Manchester International Airport are all within 30 minutes drive of the property.

Directions :

From our Bollington Office proceed up High Street turning left into Palmerston Street. Proceed towards Macclesfield for approximately one and three quarter miles where the property can be found on the right hand side.

ACCOMMODATION

GROUND FLOOR

DINING HALL 16'2" x 13'0" (excluding stairs recess)

With 2 radiators, reclaimed hardwood flooring, television point, oak staircase leading to first floor

STUDY 10'6" x 6'1"

With cast iron radiator, reclaimed hardwood flooring, television and telephone points

DRAWING ROOM 28'5" x 18'1" (overall)

With brick fireplace, reclaimed hardwood flooring, exposed beams, 3 cast iron radiators, television and telephone points, French door to outside

BREAKFAST KITCHEN 18'3" x 16'4"

With range of oak units including base cupboards and drawers, wall cupboards and granite worktops, matching central island with granite worktop, double bowl Belfast sink, Britannia range with extractor hood over, fridge, dishwasher, part tiled walls, television and telephone points

PANTRY

With cold slabs, tiled floor

LAUNDRY ROOM 15'9" x 9'5"

With oak units, single drainer sink unit, plumbing for washing machine, vent for drier, radiator, airing cupboard with pressure cylinder, gas boiler, tiled flooring with underfloor heating

BOOT ROOM/PANTRY

With cold slabs, tiled floor

REAR VESTIBULE

With radiator, tiled floor with underfloor heating

SHOWER ROOM/WC

With shower cubicle, low level w.c., pedestal wash hand basin, chrome towel rail/radiator, part tiled walls, tiled floor with underfloor heating

FIRST FLOOR

LANDING

With 2 radiators, timber strapping

BEDROOM 1 18'5" x 15'10" (excluding recess)

With 3 radiators, exposed beams, television and telephone points, French doors taking full advantage of the delightful views

EN-SUITE

With contemporary suite in white and chrome, including double shower cubicle, inset bath, pedestal wash hand basin, low level w.c., chrome towel rail/radiator, tiled walls and tiled floor

BEDROOM 2 17'5" x 15'6"

With 3 radiators, exposed beams, television and telephone points

EN-SUITE.

With shower cubicle, pedestal wash hand basin, low level w.c., tiled walls and tiled floor

BEDROOM 3 13'0" x 12'2" (excluding recess)

With exposed beam, radiator, television and telephone points

BEDROOM 4 13'0" x 10'5"

With radiator, television and telephone points

BEDROOM 5 13'4" x 8'4"

With radiator, television and telephone points, access to roof space

BATHROOM/WC

With panelled bath, wash hand basin, low level w.c, shower cubicle, tiled walls and tiled floor

OUTSIDE**GARDENS**

Gardens as previously mentioned

PARKING FOR SIX CARS PLUS COMMUNAL PARKING**GARAGE**

With double doors, power and light.

TENUREWe have been advised that the property is Leasehold.
Maintenance is £50 per month.**VIEWINGS**

Strictly by appointment through the Agents.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

BAND G



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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