



HOLMES ~ NADEN

HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

Marlfields House, London Road, Adlington, Cheshire, SK10 4NG

A magnificent opportunity to acquire a substantial and picturesque period property with approximately 8 acres of gardens and paddocks, making a fabulous large family home with planning approval for a leisure complex, additional triple garage and substantial stable block.

**** Also included is an existing and substantial commercial building on what we believe to be a brownfield site ideal for residential development, subject to planning ****

Guide Price £2,500,000

Constructed of brick, this substantial beautiful period property offers the discerning purchaser a wonderful family home, enjoying a stunning semi-rural location, yet within a short distance of all local amenities, including fantastic schools, railway lines to both Manchester and London, and Manchester International Airport is within a 15 minute drive. On entering the property you are immediately welcomed by a 19ft reception hall with access to a beautiful drawing room with period fireplace and hearth, dining room again with fabulous period fireplace, inner hall with stairs leading to the first floor and access to the cellar, cloakroom with access to w.c, family room, oak framed garden room with double doors to the garden, study, music room/sitting room, 30ft living/family kitchen with built-in appliances including Aga, separate utility and shower room/w.c. To the first floor the landing allows access to 5 double bedrooms, 3 bathrooms (2 en-suite). A oil fired central heating system is installed.

An internal inspection is highly recommended to appreciate the size, character and charm of this fabulous family home.

The property is approached by a deep sweeping driveway, which leads to the forecourt allowing ample hard-standing for motor vehicles and easy access to the triple garage with first floor apartment. The grounds are laid mainly down to lawn and paddocks with stone flagged terraces. In addition to the sale there is a substantial helicopter hangar, presently being used as a workshop, which has great development opportunity for residential, subject to planning permission. Plans have recently been passed for a 6 horse stable block, tack room and feed store: Application No 22/1104M. Planning permission has also been obtained for an auxiliary outbuilding which would enjoy a games room, home office, gym, cinema room, separate shower/w.c. Under the same planning plans have been passed for a further treble garage. The grounds and outbuildings do offer potential for further residential development, subject to obtaining planning consent.

DIRECTIONS: From our Prestbury office proceed past St Peter's Church, turning right at the railway station into Prestbury Lane. Bear left into the continuation of Prestbury Lane to the 'T' junction with London Road. Turn left towards Poynton, passing through the main traffic lights adjacent to the Legh Arms Public House. After approximately a quarter of a mile bear right into the driveway of Marlfields House.

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL 19'2 x 7'10

With radiator

DRAWING ROOM 22'10 x 16'0

With period fireplace and hearth, 2 radiators

DINING ROOM 22'9 x 16'0

With period fireplace and hearth, radiator

INNER HALL

With stairs to first floor, access to:

CELLAR 31'0 x 14'0

With radiator

CLOAKROOM

With access to:

WC

With low level w.c, wash hand basin, radiator/towel rail, tiled walls

FAMILY ROOM 14'5 x 14'2

With cast iron stove, radiator, patio doors, exposed beams and timber strapping

GARDEN ROOM 19'0 x 14'10

With oak frame structure, with radiator, double doors to garden

STUDY 10'2 x 7'10

With exposed beams, built-in cupboard, access to:

MUSIC ROOM/SITTING ROOM 15'10 x 13'10

With 2 radiators

LIVING/FAMILY KITCHEN 30'8 x 16'5

With oak units including base cupboards and drawers, wall cupboards and granite worktops, matching central island, gas range, stainless steel sink unit, American fridge freezer, Aga, dining/sitting area, part tiled walls, tiled floor, exposed beams, patio doors to terraced area.

UTILITY 16'0 x 6'10

With tiled floor, oil boiler, plumbing for washing machine, hanging pegs for coats, access to:

SHOWER ROOM/WC

With shower, pedestal wash hand basin, low level w.c, radiator, tiled floor

FIRST FLOOR

LANDING

With exposed beams and timber strapping

BEDROOM 1 26'7 x 13'10

Enjoying exposed 'A' framed beams, 3 radiators

EN-SUITE

With shower, vanity wash hand basin with store cupboard below, low level w.c, radiator/towel rail, tiled walls

BEDROOM 2 15'6 x 12'7

With radiator, vanity wash hand basin with store cupboards below, exposed beams and timber strapping

BATHROOM/WC

With panelled bath, low level w.c, vanity wash hand basin with store cupboard below, shower, radiator, airing cupboard

BEDROOM 3 14'10 x 14'0

With radiator, feature fireplace

MAIN LANDING

With access to roof space, 2 radiators, store room, steps up to attic room

BEDROOM 4 (Master Bedroom) 19'0 x 14'4

With 2 radiators, period fireplace and hearth

EN-SUITE

Enjoying free-standing bath, low level w.c, twin wash hand basin with drawers and cupboard below, shower, radiator/towel rail, tiled walls and tiled floor

BEDROOM 5 19'6 x 14'0

With 2 radiators

OUTSIDE**TRIPLE DETACHED GARAGE 46'0 x 22'5 (maximum)**

With 3 electric up and over doors, stairs leading up to the Apartment, under-stairs storage. WC with low level w.c and wash hand basin

FIRST FLOOR 33'0 x 19'8

With 2 radiators, fitted units

BATHROOM 12'6 x 12'5**DETACHED HELICOPTER HANGER**

Presently being used as a Workshop.

GARDENS

As previously mentioned

COVERED BARBEQUE AREA

With oak frame

PLANNING

Planning permission has been obtained, as previously mentioned, for a substantial 6 horse stable block with tack room and feed store, an auxiliary/outbuilding and another triple garage.

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:

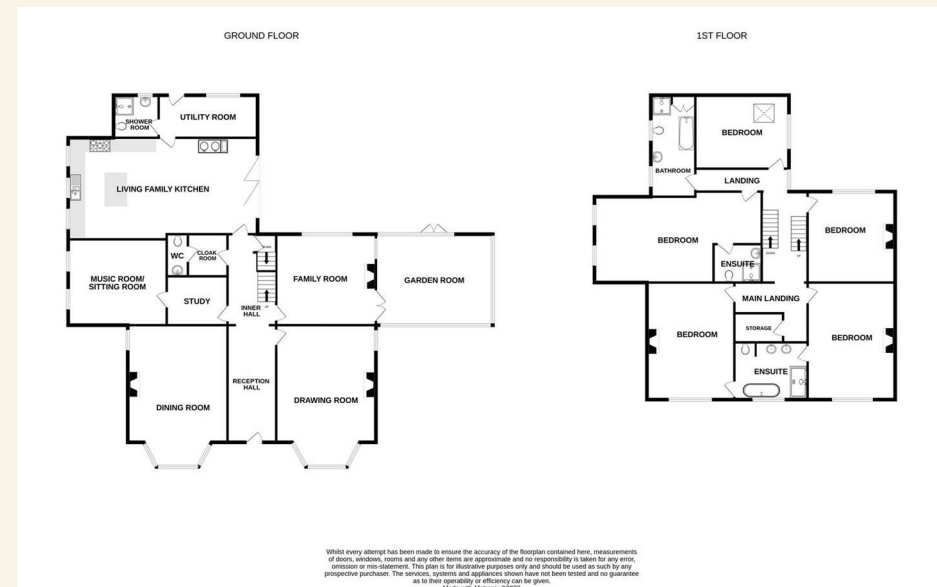
THE VILLAGE,
PRESTBURY,
CHESHIRE SK10 4DG

TELEPHONE: 01625 828254

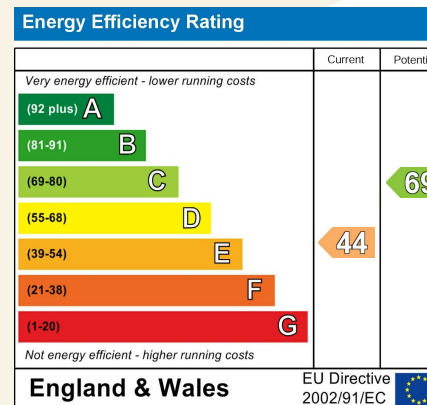
FACSIMILE: 01625 820019

HEAD OFFICE:

16 HIGH STREET,
BOLLINGTON,
MACCLESFIELD,
CHESHIRE, SK10 5PH
TELEPHONE: 01625 560535
FACSIMILE: 01625 574445



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

**MISDESCRIPTIONS ACT 1967**

These particulars, whilst believed to be accurate are set out for guidance only and do not constitute any part of any offer or contract – intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise to their accuracy. No person in the employment of Holmes-Naden Estate Ltd. has the authority to make or give any representation or warranty in relation to the property.

