



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# 58, Buxton Old Road, Macclesfield, SK11 0AG

A wonderful, restored and renovated 5 bedroom detached property with additional annexe and a substantial 4 car, 2 storey garage, in a delightful semi-rural location with far reaching views. NO CHAIN

## Guide Price £995,000

This substantial 5 bedroom detached property sits in a wonderful elevated location with far reaching views, minutes from the Gritstone Trail and Teggs Nose country park, yet still within easy reach of all the local amenities of Macclesfield town and railway station. It also has the added benefit of a large annexe and 4 car, 2 storey garage.

The accommodation briefly comprises, to the ground floor: Entrance hall, 25ft lounge with log burning stove and magnificent views, WC, office, additional office/bedroom, dining room, kitchen with bespoke timber built fitted units, utility room. To the first floor, the landing allows access to four good sized bedrooms (one en-suite) and a family bathroom. The annexe has an open plan bedroom/living/dining room, store room/gym, kitchen, utility room, bathroom. The property is double glazed throughout and a gas central heating system has been installed. Serviced by a septic tank and solar panels located on the garage roof for electricity, generating 49.5p/kw. The property also has an impressive EPC rating for a house of its type.

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

Outside, there is a large blocked paved driveway allowing hardstanding for multiple vehicles and access to the extra large double garage with large full length loft room, there are beds, borders and a lawn behind a stone wall frontage. To the rear is a large flagstone terrace with space for outdoor seating and dining, stone steps leading to a large lawned area with beds and borders stocked with mature and specimen herbs, plants, shrubs and trees, a large pond and a smaller ornamental pond, firepit, greenhouse, timber shed, access to septic tank, composting area, all surrounded by a stone wall.

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 5 and 30 minutes drive of the property.

**DIRECTIONS:** From the Tesco roundabout on the A523 Silk Road, continue in the direction of Leek, turning left at the lights by Arighi Bianchi taking the A537 toward Buxton. Continue on until the road forks, taking the right hand fork onto Buxton Old Road. The property can be located after approximately half a mile on the left hand side.

### ACCOMMODATION

#### GROUND FLOOR

##### ENTRANCE HALL

With stairs to first floor (with oak banisters), under stairs open shelving.

##### LIVING ROOM

25'03 x 12'09

Dual aspect, deep oak windowsills, fireplace with log burning stove, two radiators, wonderful views.

##### OFFICE/BEDROOM FIVE

10'04 x 9'0

With radiator, open glass shelving.

##### W C

4'11 x 4'11

With low level WC, vanity wash hand basin with cupboards below, underfloor heating.

##### OFFICE

13'07 x 13'0

With log burning stove, glazed double sliding doors to rear terrace, radiator, views.

##### DINING ROOM

14'01 x 13'0

With parquet flooring, glazed sliding double doors to rear terrace, views, radiator.

##### KITCHEN

14'3 x 13'3

With a range of bespoke timber built fitted units comprising base cupboards and drawers, wall cupboards and granite worktops, 4 ring gas hob and extractor unit, double Belfast sink, two integrated ovens, island unit, dining area, tiled floor, radiator, underfloor heating, apex ceiling with Velux roof windows, gas boiler.

##### UTILITY ROOM

8'03 x 4'08

With plumbing for washing machine, sink, radiator, tiled floor.

##### FIRST FLOOR

##### LANDING

With radiator, cupboard housing water cylinder.

##### BEDROOM ONE

13'10 x 10'04

Small dressing area with radiator, two further radiators, glazed double doors leading to sun terrace with iron railings.

##### EN-SUITE

8'06 x 3'04

Shower enclosure with rainfall head, vanity wash hand basin with cupboards below, low level WC, heated towel rail.

##### BEDROOM TWO

12'09 x 12'08

With radiator, views.

##### BEDROOM THREE

12'09 x 10'09

With radiator, vanity wash hand basin with shelf below, views.



**BEDROOM FOUR**

10'04 x 8'11 (overall)  
Dual aspect with radiator, views.

**BATHROOM**

9'05 x 7'04  
With airing cupboard, panelled bath with overhead shower, low level WC, vanity wash hand basin with drawers below, heated towel rail, part tiled walls, loft access (part boarded with ladder).

**OUTSIDE**

Delightful gardens as previously mentioned.

**DOUBLE GARAGE**

31'10 x 20'06  
Extremely large, double width and double length garage, with electrically operated up and over door, pedestrian door, side door to rear terrace, power and light, sink, work benches, radiator, open staircase to full length loft room with apex roof, skylights and picture window with fabulous views.

**ANNEXE****BEDROOM/LIVING/DINING ROOM**

26'10 x 11'06  
Dual aspect with stone built corner solid fuel fireplace, two radiators, apex ceiling with exposed beams and timber panelling, timber panelling to one wall, open shelving, views.

**STORE/GYM**

12'06 x 10'05  
With skylight, radiator, apex ceiling with timber panelling and exposed beams, timber panelled wall, tiled floor.

**KITCHEN**

10'05 x 5'04  
Dual aspect with open base shelving units, wooden worktops, stainless steel sink and drainer unit, radiator, gas boiler, views.

**UTILITY ROOM**

5'09 x 3'11  
With plumbing for washing machine, radiator, loft access.

**BATHROOM**

6'04 x 5'08  
With part free standing bath and overhead shower, low level WC, pedestal wash hand basin, part tiled walls, radiator.

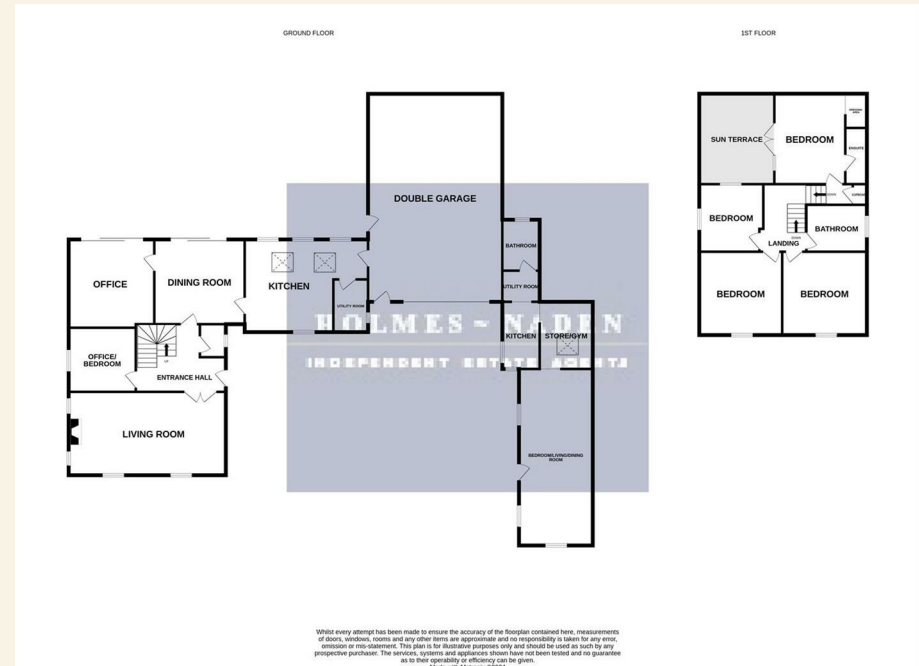
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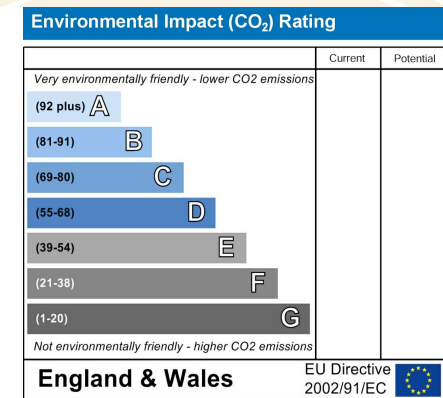
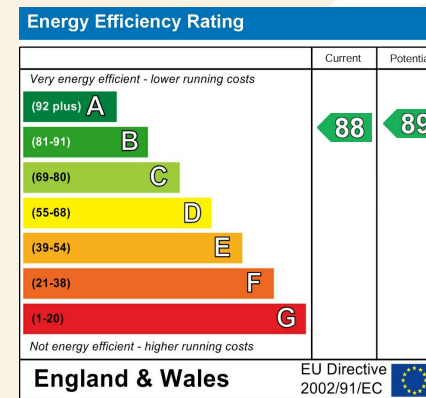
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