



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# Mill End, 1 Langley Hall, Langley Hall Close, Langley, Cheshire, SK11 0BZ

Forming part of the historic Langley Hall, this beautifully presented three-storey property enjoys large, well-balanced accommodation (approx 2100sq ft), set within beautiful gardens in the heart of Langley village.

## Guide Price £595,000

Nestled in the heart of Langley village, Mill End at Langley Hall offers a rare opportunity to reside in a piece of history. This magnificent Grade II\* listed country house, originally constructed in 1696 and elegantly converted into three distinct homes in 1985, radiates charm and character. The property seamlessly blends period features with modern comforts, creating a unique and luxurious living experience.

### Property Highlights:

- **Historic Charm:** Langley Hall is a distinguished country house with a rich history. Its coursed rubble construction, ashlar dressings, and stone slate roof reflect its heritage. The symmetrical entrance front, adorned with a cartouche and inscription from 1696, adds to its historical significance.
- **Spacious Accommodation:** This three-storey property boasts large, well-balanced living spaces, including a 17 ft sitting room with oak panelling, window seats, and shutters, as well as a dining room/lounge with a period-style fireplace. The breakfast kitchen features bespoke David Lisle units and a suite of high-end NEFF appliances.
- **Flexible Living Spaces:** The property offers flexible accommodation, with the option to use the rooms to suit any purchaser's needs. The first floor includes a study landing, a 17 ft sitting room/bedroom, two additional bedrooms, and a family bathroom. The second floor features a stunning 20 ft master bedroom with fitted wardrobes, a spacious bathroom, and a separate WC.
- **Original Features:** The house is adorned with characterful features such as exposed beams, revealed floorboards, half panelled walls, ornate cast iron fireplaces, and timber sash windows with plantation shutters.
- **Modern Comforts:** The home has been updated to an exceptionally high standard, including a gas-fired central heating system, contemporary radiators, and elegant bathrooms with modern fittings and fixtures.
- **Stunning Views:** Enjoy picturesque views over the landscaped gardens to the front and the scenic Macclesfield Forest to the side.

The privately owned gardens are mainly laid to lawn, featuring well-stocked borders, shrubs, mature and specimen trees, stone-flagged patios, and paths. Ample private parking is provided, including a double garage and communal parking for visitors.

Langley is a picturesque rural village, famed for its natural beauty and outdoor recreational opportunities. Located about three miles from Macclesfield town centre, it offers a tranquil lifestyle while being conveniently close to local amenities, travel links, and renowned educational facilities. The nearby Tegg's Nose Country Park and River Bollin add to the area's appeal. The property is also in close proximity to Macclesfield Forest, offering extensive opportunities for walking, mountain biking, picnicking, and enjoying the serene natural surroundings.

**DIRECTIONS:** From Macclesfield town centre, adjacent to the Arighi Bianchi Furniture Store, proceed along the A523 towards Leek. Turn left into Byrons Lane, continue past the Kings Head, then turn left into Jarman. Continue into Langley where Langley Hall can be seen set back on the left-hand side.

### ACCOMMODATION

#### ENTRANCE HALL

Tiled floor, contemporary radiator, access to cellar with washing machine, and additional storage space

#### SITTING ROOM/STUDY 17'6 x 8'10 ( overall )

Enjoying half panelled walls, oak floor, window seats and shutters, built in oak corner cabinet, cast iron fire surround, radiator, views over the gardens.

#### DINING ROOM/LOUNGE 13'8 x 12'1

With oak floor, period style radiator, feature fire surround with cast and tiled inset.

#### BREAKFAST KITCHEN 12' x 10'6

David Lisle units, granite worktops, NEFF appliances including combination oven, oven/grill, two warming drawers, wine fridge, sink unit, ceramic hob with extractor hood, integrated fridge and freezer, dishwasher, tiled floor.

### FIRST FLOOR

#### LANDING

With period style radiator, study area, exposed floorboards.

#### BEDROOM TWO/SITTING ROOM 17'6 x 11'10

With exposed floorboards, period style radiator, contemporary radiator, views over the garden.

#### BEDROOM THREE 12'2 x 7'

With exposed floorboards, radiator, deep built-in wardrobe.

#### BEDROOM FOUR 10'6 x 8'

With exposed floorboards, radiator.

#### BATHROOM/WC 8'8 x 6'9

With panelled bath, low level WC, pedestal wash hand basin, radiator/towel rail, part tiled walls, tiled floor.

### SECOND FLOOR

## STUDY/LANDING

### MASTER BEDROOM 20' x 13'8 ( extending to 17'6 )

With fitted wardrobes and drawers, contemporary radiator.

### BATHROOM 12'2 x 9'2

With free standing bath, vanity wash hand basin, shower, part tiled walls, radiator/towel rail, large built in store cupboard.

### SEPARATE WC

With low level WC, vanity wash hand basin, radiator/towel rail, part tiled walls.

## OUTSIDE

### GARAGE 17'4 x 16'11

With up and over door.

### PRIVATE GARDENS

As previously mentioned.

### AMPLE HARD STANDING

### COUNCIL TAX

BAND G

### POSSESSION

Vacant possession upon completion.

### TENURE

We have been advised that the property is Leasehold. Interested purchasers should seek clarification of this from their Solicitors.

### VIEWINGS

Strictly by appointment through the Agents.

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#### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) A                                 |                            |           |
| (81-91) B                                   |                            | 82        |
| (69-80) C                                   |                            |           |
| (55-68) D                                   | 71                         |           |
| (39-54) E                                   |                            |           |
| (21-38) F                                   |                            |           |
| (1-20) G                                    |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |



#### MISDESCRIPTIONS ACT 1967

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