



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

Chain Bar, Congleton Road, Bosley, Bosley, SK11 0PW

Stunning 4 bedroom detached countryside property, built to the highest ecological specification, with outstanding and far reaching views, set in approximately 1.3 acres (TBC). Approx. 3800 sqft

Guide Price £995,000

There is a wide range of shopping, travel, educational and recreational facilities available in nearby Macclesfield and Congleton. Access points to the national motorway network, Inter-City rail travel to London and Manchester International Airport are all within 15 and 40 minutes drive of the property.

From the centre of Macclesfield proceed along the Silk Road in the direction of Leek. Turn right at Bosley crossroads in the direction of Congleton. The property can be located approximately half a mile down the road, first property on the left.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL 12'11 x 8'05

With limestone tiled floor, oak and glass open staircase to upper and lower floors, full height picture window with stunning views

KITCHEN/LIVING/DINING 33'02 x 31'01 (overall)

Stunning spacious room containing, dining area, living area with full height window and bi-fold doors leading to decked terrace, contemporary fitted kitchen with a range of base cupboards and drawers, quartz and wooden worktops, full height cupboards, twin bowl stainless steel sink with Quooker hot water tap, integrated dishwasher, 5 ring Range style electric oven with induction hob and extractor above, integrated full height fridge, freezer and microwave oven, island unit with breakfast bar, central atrium skylight, limestone tiled floor throughout, door to access garage, fabulous views from all windows.

BOOT ROOM 9'10 x 7'06

With limestone tiled floor, part tongue and groove walls, plumbing for washing machine, cupboard housing underfloor heating controls, door to driveway, door to:

WC 4'05 x 4'03

With low level WC, vanity wash hand basin with cupboards below, limestone tiled floor.

LIVING ROOM 24'06 x 12'03

With bi-fold doors to the decked terrace, aperture and chimney stack ready for the installation of a log burning stove, wonderful views.

LOWER GROUND FLOOR

INNER HALLWAY 17'02 x 14'01 (overall)

With limestone tiled floor, oak and glass open staircase to ground floor.

CINEMA 27'03 x 12'04

With ceiling light well, ceiling mounted Epson projector.

GYM 26'08 x 19'0 (overall)

With ceiling light well, oak floor.

PLANT ROOM 7'01 x 6'11

Containing water tank, heat source pump, meters etc.

BEDROOM FOUR/LIVING ROOM 38'09 x 22'06

Very spacious, self contained room which can be used for bedroom/living, with its own entrance from the driveway via an oak and glass staircase with full height picture windows, ceiling light well, oak floor, built in store cupboard housing heat recovery system.

BATHROOM 7'05 x 4'10

With shower enclosure, low level WC, heated towel rail, contemporary wash hand basin, built in storage cupboard, tiled floor.

FIRST FLOOR

LANDING 12'03 x 6'02

Galleried landing with full height picture window, vaulted ceiling, fabulous views.

BEDROOM ONE 17'10 x 12'03

With vaulted ceiling, loft access, stunning views.

EN-SUITE 12'03 x 6'01

With walk-in shower, low level WC, twin vanity wash hand basin with cupboards below, panelled bath, heated towel rail, tiled floor, part tiled walls, vaulted ceiling.

BEDROOM TWO 14'03 x 12'02

Loft access, French doors to decked balcony with glass and steel balustrade and almost 360 degree views of the surrounding countryside.

BATHROOM 8'05 x 6'0

With low level WC, panelled bath with overhead shower, heated towel rail, vanity wash hand basin with drawers below, tiled floor, part tiled walls, vaulted ceiling, skylight.

BEDROOM THREE 12'02 x 10'03 (overall)

With loft access, cupboard housing underfloor heating controls, lovely views.

OUTSIDE

Lovely gardens as previously mentioned, extending to approximately 1.3 acres (TBC).

DOUBLE GARAGE 19'04 x 18'06

With electrically operated roller door, power and light, plumbing for washing machine.

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:

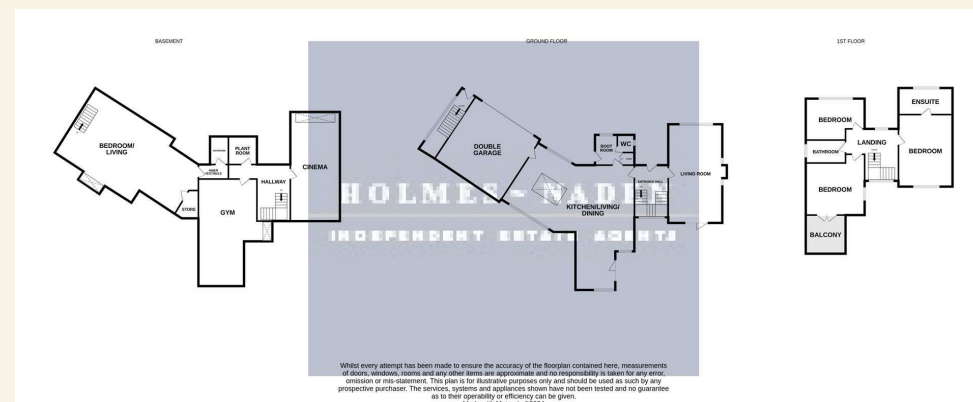
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	86	98
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



MISDESCRIPTIONS ACT 1967

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