



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

Coach House, Parvey Lane, Sutton, Macclesfield, SK11 0HX

An extensive and spacious 4 bedroom detached former coach house (Approx 4,500 sqft) set within approximately 1.85 acres of beautiful gardens with far reaching countryside views.

£1,350,000

Constructed in 1927, this wonderful former coach house has been lovingly restored over the years by the current owners and provides spacious and extensive living accommodation with potential to create a fully self-contained annexe if required. This lovely property offers the discerning purchaser the opportunity to acquire a fabulous detached family home within beautiful countryside surroundings.

The accommodation briefly comprises, to the ground floor: Entrance hall, annexe with kitchen, shower room/wc and boot room (currently all accessible from the house), utility room, family room, dining room, sitting room, garden room and kitchen. To the first floor, the galleried landing allows access to a bedroom which leads onto a dressing room/study and a further storeroom, a family bathroom, an office/study and a large hobby/playroom which in turn leads on to three further bedrooms (one en-suite) and a family bathroom. An oil fired central heating system is installed and the property benefits from mains drains and water. There is underfloor heating in the family room, hallway, shower room/wc and garden room.

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

A special mention must be made to the beautiful gardens and surrounding countryside. The property is approached via a Tarmac driveway to an original cast iron and glass car port,

allowing complete covered access from car to house, ample hardstanding for multiple motor vehicles and access to garage, a paved patio area with raised brick built beds and a beautiful decorative edged high brick wall. A Tarmac and cobbled path leads around two sides of the property bordered by deep shrubbery, with a timber built log store, and the rear south facing garden with far reaching countryside views has a paved patio/courtyard area for outdoor seating and dining, a small ornamental pond and raised beds, a gravel path leads round to a hedged and fenced vegetable garden with raised beds, fruit trees, greenhouse, timber shed and brick built water trough. The large lawn is bordered by hedges and fencing with views to the surrounding countryside, orchard, woodland area, ornamental pond, two timber built stables, three timber built sheds and a brick built composting area.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

23'08 x 17'04 (overall)

With large glazed front door and side panels, terracotta tiled floor, three radiators, arched window, dado rails, stairs to first floor, under stairs cloaks cupboard, pantry cupboard.

ANNEXE

21'06 x 19'10

Potentially self contained dual aspect room, currently with access from the house, with wooden floor, corner cast iron log burning stove, kitchen area with base cupboards and drawers, worktops, one and a half bowl stainless steel sink and drainer unit, radiator, leading through to:

SHOWER ROOM/WC

12'03 (including shower recess) x 4'09

With low level WC, vanity wash hand basin with cupboards below, shower enclosure, radiator, part tiled walls, tiled floor, leading to:

BOOT ROOM

12'04 x 6'01

With terracotta tiled floor, radiator, part glazed door to outside, door to access main house.

UTILITY ROOM

9'06 x 6'10

With fitted units including base cupboards and drawers, wall cupboards and worktops, one and a half bowl enamel sink, plumbing for washing machine, radiator, terracotta tiled floor, part glazed stable style door to outside, built in store cupboard.

FAMILY ROOM

17'11 x 14'02

Dual aspect with terracotta tiled floor, built in cupboards and shelving, internal window, glazed double doors through to:

DINING ROOM

17'10 x 8'03

Dual aspect with radiator, part panelled wall, built in cupboards and drawers, internal window, opening through to:

SITTING ROOM

17'11 x 12'07

Dual aspect with two radiators, feature fireplace with cast iron log

burning stove insert, stone surround with carved crane motif and slate tiled hearth, built in cupboards, bi-fold glazed doors leading to:

GARDEN ROOM

14'08 x 12'07

With exposed roof beams, skylights, electrically operated Velux windows, part glazed stable style door to rear courtyard, garden views.

KITCHEN

17'02 x 14'08

Triple aspect with a range of fitted units including base cupboards and drawers, wall cupboards and worktops, one and a half bowl stainless steel sink, plumbing for dishwasher, Aga stove with tiled hearth, full height store cupboard, part glazed stable style door to rear courtyard, exposed ceiling beams, wooden floor, delightful views over garden.

FIRST FLOOR

LANDING

18'04 x 18'0 (overall)

Galleried landing with exposed roof beams, dado rails, radiator, low level window.

BEDROOM ONE

17'11 x 14'06

Dual aspect with built in wardrobes, low level window, two radiators, exposed roof beams, glazed double doors to Juliet balcony with garden views, leading to:

DRESSING ROOM/STUDY

13'03 x 11'08

With built in shelving, glazed double doors to Juliet balcony with garden views, radiator, roof access, walk in wardrobe, built in store cupboard, leading to:

STORAGE ROOM

17'10 x 11'11

With radiator, exposed ceiling beams, Velux window.

BATHROOM

11'09 x 9'10 (overall)

With panelled bath, shower enclosure, low level WC, vanity wash hand basin with cupboards below, radiator, heated towel rail, low level window, Velux window, airing cupboard, cupboard housing water cylinder, part tiled walls, cork floor, exposed ceiling beams.

STUDY/OFFICE

8'09 x 6'11

With Velux window, radiator.

HOBBY/PLAYROOM

30'0 x 11'02 (overall)

Leading to all further rooms, with cast iron log burning stove with tiled hearth, three radiators, two Velux windows, exposed ceiling beams, shelving.

BEDROOM TWO

11'01 x 8'02

With radiator, Velux window, built in wardrobe.

BEDROOM THREE

13'06 x 9'01

With radiator, built in wardrobe, exposed ceiling beams.

BATHROOM

11'02 x 9'06

With panelled bath, pedestal wash hand basin, low level WC, radiator, Velux window, roof access.

BEDROOM FOUR

20'08 x 18'0 (overall)

Triple aspect with built in wardrobes, low level windows, arched window, two Velux windows, exposed ceiling beams, radiator, leading to:

EN-SUITE

8'09 x 6'06

With walk-in shower, low level WC, vanity wash hand basin with cupboards below, low level window, Velux window, radiator.

OUTSIDE

Delightful gardens as previously mentioned, with a mainly south facing aspect and far reaching countryside views.

GARAGE

20'04 x 17'09

With electrically operated roller door, pedestrian door, power, light and water supply.

BOILER ROOM

13'11 x 9'11

With oil fired boiler, fuse boxes, power and light.

Tenure

Freehold. Interested purchasers should seek clarification of this with their solicitor.

Viewings

Strictly by appointment through the Agents.

Possession

Vacant possession upon completion.



Ground Floor



Floor 1

Approximate total area[®]
4483.2 ft²
416.5 m²

Reduced headroom
8.41 ft²
0.78 m²

Excluding balconies and terraces.

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC

