



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

Endon Hall North, Oak Lane, Kerridge, Cheshire, SK10 5AL

A stunning 6/7 bedroom property (Approximately 4700 sq ft of living space) occupying a self-contained half of the historic Endon Hall in Kerridge. Dating back to 1837, the Hall is split into just two wings. Endon Hall North offers generous living space with some fabulous architectural features, set within a delightful, varied garden with land extending to approximately three acres, including fully fenced paddocks, stable block and coach house/garage extending to approximately 1800 sq ft.

Guide Price £1,495,000

Constructed of stone, this wonderful conversion of a historic country house dating back to 1837, offers the discerning purchaser the opportunity to acquire a substantial 6/7 bedroom family home, with generous living space, in a fabulous setting in the Kerridge countryside, with the benefits of approximately three acres of fenced paddocks, 4 stables and a coach house/garage.

On entering the property through a stone arched open porch and enclosed porch, you are welcomed by a double height entrance/living hall, with marble fireplace and galleried landing above and trapdoor access to a cellar with vaulted ceiling. Further accommodation to the ground floor includes, WC, library, snug, kitchen dining room, pantry vestibule, inner vestibule, rear porch, study, utility room and wonderful garden room with A-frame beamed ceiling and exposed stone walls. To the first floor, the galleried landing allows access to 4 good sized bedrooms (one with en-suite and dressing area), and a family bathroom. To the second floor, a further large galleried landing gives access to two further good sized bedrooms, a Jack & Jill bathroom and a substantial bedroom/games/playroom which could make a fabulous master suite. The property is serviced by a gas central heating system and septic tank drainage with Environment Agency Permit.

An internal inspection is highly recommended to appreciate the scale and style of this unique home.

The property is approached by a long, shared, private driveway, through beautiful countryside, entering the main property through an archway to a cobbled courtyard and continuing through to the rear driveway with cobbles, Tarmacadam and gravel areas for parking, and a shared flagged courtyard separate the two parts of the Hall. The Hall has been separated in a manner which results in seclusion and privacy for the two halves. To the rear of the property is the most wonderful and varied garden, with a flagged patio area for seating and outdoor dining, ornamental garden with stunning Japanese Maple trees, box yew hedges, herb garden, low stone walls and

flagged and gravel paths. A large lawn with revolving summer house, bordered with mature and specimen shrubs and trees, leads down to a spectacular view of the surrounding countryside and another path leading to the lower garden with an assortment of mature fruit trees, pens for animals, a substantial vegetable garden, ornamental stone circle, woodland area with stream running through it and a footbridge over. There are also timber built sheds and a green house.

In addition to all this are three large fenced paddocks extending to approximately three acres and an additional shared wood.

The stable block is located around a central shared cobbled courtyard and comprises 4 large separate stables/outbuildings and a large coach house with an additional mezzanine level.

ACCOMMODATION

GROUND FLOOR

COVERED OPEN PORCH

Of stone construction with Gothic arch detailing.

ENCLOSED PORCH

With stone steps leading up to:

ENTRANCE/LIVING HALL

26'0 x 14'11 (overall)

With wooden floor, solid fuel fireplace with marble surround, cast iron insert and slate hearth, double height ceiling with galleried landing above, double height window, two radiators, staircase to first floor, dado rails, built in shelves, trapdoor access to:

CELLAR

14'06 x 13'02

With vaulted brick ceiling, power and light, stone benches and shelving, flagged floor.

WC

9'06 x 5'11

With low level WC, pedestal wash hand basin, radiator, arched window.

LIBRARY

14'11 x 11'0

With built in shelving, fireplace with painted stone surround and stone hearth, sash window with original recessed shutters, leading to:

SNUG

12'11 x 10'03 (extending to 15'10)

With two sets of full height windows, radiator.

KITCHEN DINING ROOM

34'07 x 13'0

Dining area with wooden floor, glazed double doors to garden, arched window, radiator. Kitchen with a range of David Lisle cherrywood bespoke fitted units including base cupboards and drawers, wall cupboards and granite worktops, one and a half bowl stainless steel sink and drainer unit, integrated dishwasher, stainless steel vegetable prep sink, butchers block unit, island unit with Neff 5-ring gas hob and extractor, built in gas oven/grill, full height wall unit with integrated fridge, microwave oven, electric oven/grill, warming drawer, dresser unit, two radiators, tiled floor.

PANTRY VESTIBULE

With full height larder cupboard, tiled floor.

REAR VESTIBULE

With cupboard housing gas boiler, tiled floor.

REAR PORCH

7'08 x 7'0

In an orangery style with windows to two sides and door to garden, exposed stone walls, Velux window, tiled floor.

SITTING ROOM

15'06 x 9'10

With steps leading down, radiator, built in pantry cupboard with quarry tiled floor, leading to:

UTILITY ROOM

12'02 x 10'01

With a range of fitted units including base cupboards and drawers, wall cupboards and worktops, one and half bowl sink and drainer unit, plumbing for washing machine, kick board heater, tiled floor, door to garden, leading to:

GARDEN ROOM

24'10 x 9'05

Delightful triple aspect room with wooden floor, A-frame ceiling beams, four Velux windows, cast iron gas stove, part exposed stone walls, stained glass window, glazed double doors to driveway.

FIRST FLOOR**LANDING**

Galleried landing, double height ceiling, radiator.

BEDROOM ONE

22'07 x 12'06 (overall)

Dual aspect with two radiators, picture rails, dressing area (8'03 x 4'03) with built in wardrobes.

EN-SUITE

15'09 x 5'07

With wash hand basin, low level WC, corner panelled bath with shower attachment, shower enclosure, heated towel rail, part tiled walls.

BEDROOM TWO

12'09 x 9'10

With radiator, built in store cupboard, vestibule with airing cupboard housing water cylinder.

BATHROOM

14'11 x 9'02

With pedestal wash hand basin, low level WC, shower enclosure with rainfall head and shower attachment, panelled bath with shower attachment, built in store cupboard, dado rails, heated towel rail, part tiled walls.

INNER VESTIBULE**BEDROOM THREE**

14'11 x 11'0 (overall)

With two radiators, fireplace with painted stone surround, alcove shelving.

BEDROOM FOUR

15'09 x 9'09

With radiator, part panelled walls.

SECOND FLOOR**LANDING**

Galleried landing, radiator.

BEDROOM FIVE

17'06 x 14'0

With radiator, large built in store cupboard housing gas boiler.

EN-SUITE

10'04 x 9'09

Jack & Jill bathroom, with shower enclosure, panelled bath with shower attachment, low level WC, vanity wash hand basin with cupboards below, heated towel rail/radiator, part tiled walls.

BEDROOM SIX

12'08 x 10'04

With radiator.

BEDROOM SEVEN/GAMES/PLAYROOM

29'09 x 21'0 (overall)

Large, dual aspect room, two radiators, large built in store cupboard, potential to create a magnificent Master Suite.

OUTSIDE

Stunning, diverse gardens, as previously mentioned. Outbuildings/stables (Grade 2 listed) arranged around a central shared courtyard:

STABLE ONE

17'10 x 14'4

With beamed ceiling, stone floors, power and light, water, sink unit with original wooden drainer.

STABLE TWO

17'11 x 10'11

With brick set floor, part panelling to walls, corner trough, light.

STABLE THREE

17'07 x 9'11

With brick set floor, 'Mare & Foal' stable division, power and light.

STABLE FOUR

17'08 x 13'07

With beamed ceiling, power and light, could be used as an additional garage using removable ramps.

COACH HOUSE/GARAGE

23'05 x 18'07

With flagged floor, inspection pit, power and light, stone stairs to mezzanine level, double sliding doors.

PADDOCKS

Amounting to approximately three acres.

Tenure

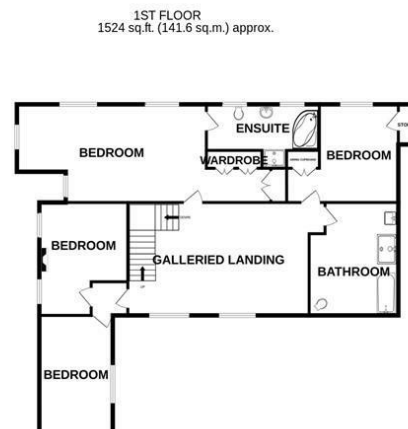
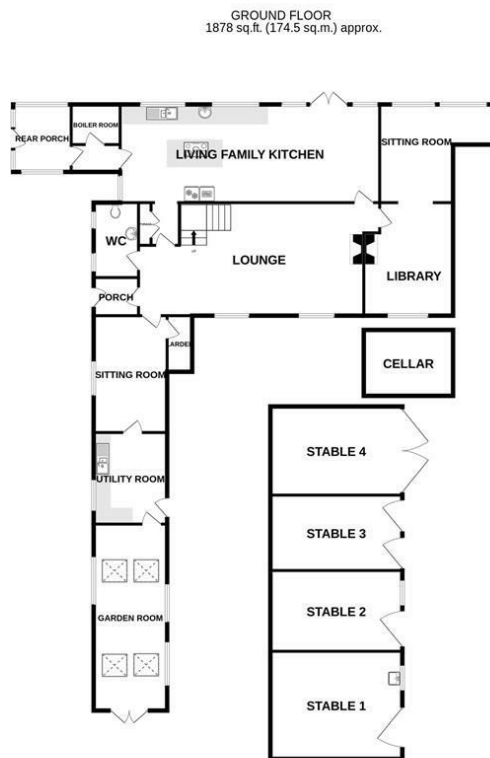
Freehold. Interested purchasers should seek clarification of this with their solicitor.

Viewings

Strictly by appointment through the Agents.

Possession

Vacant possession upon completion.



TOTAL FLOOR AREA : 4700 sq.ft. (436.7 sq.m.) approx.

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.

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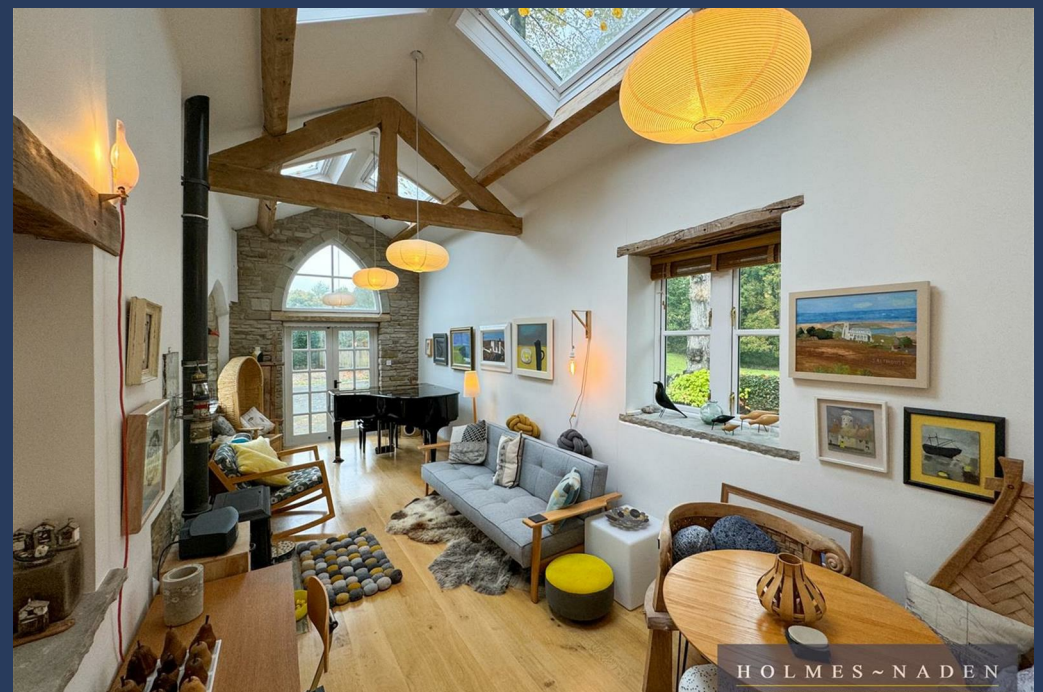
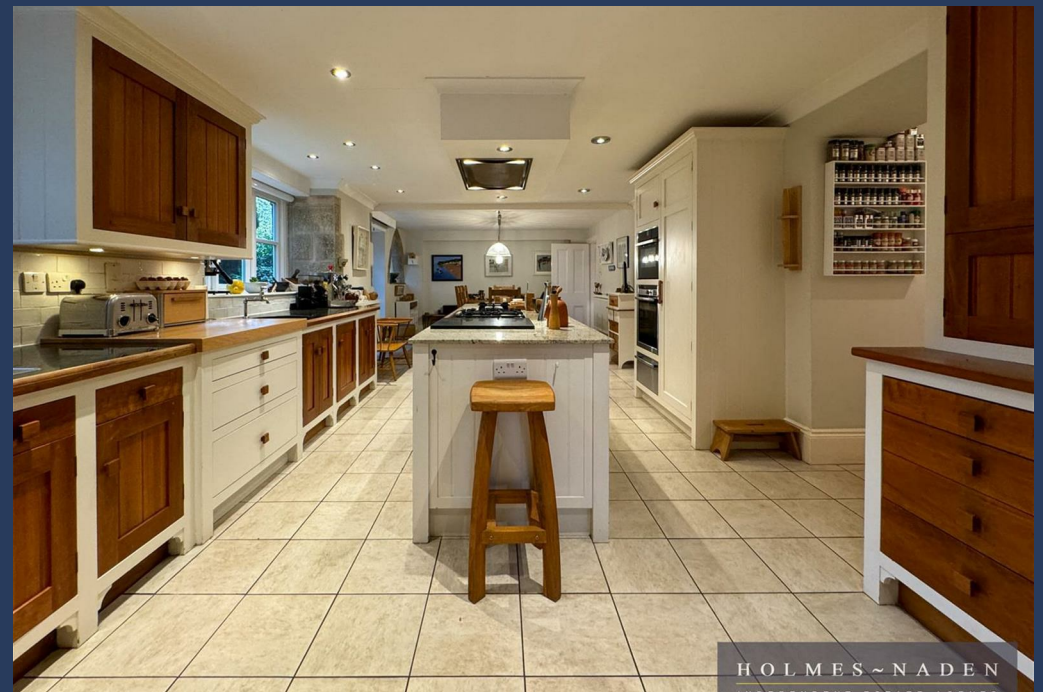
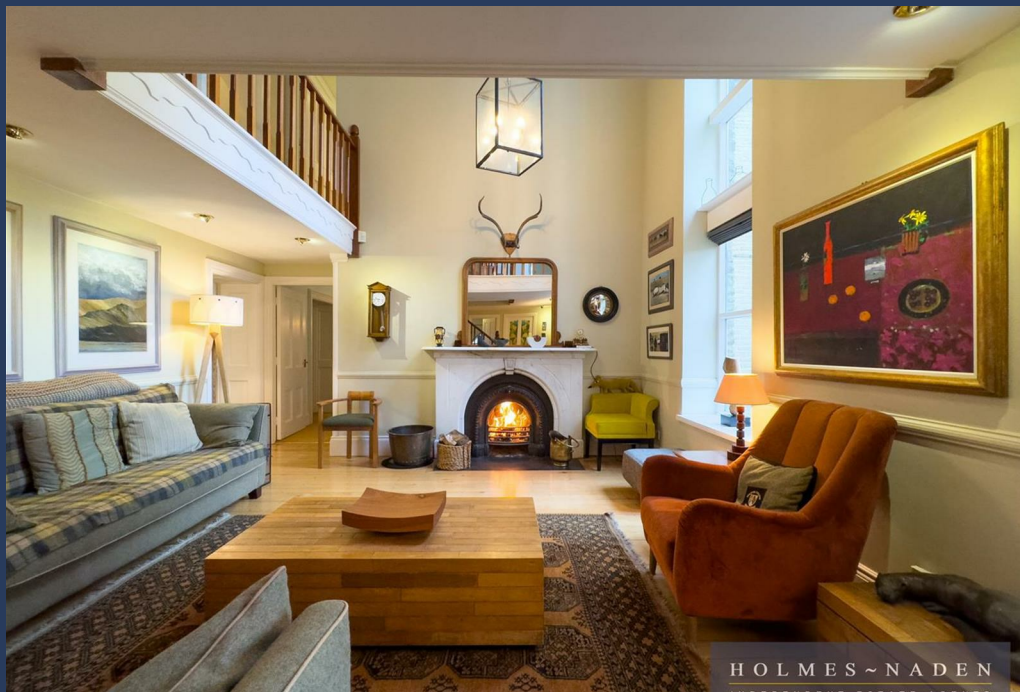
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

