



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS



# Greenbooth Farm, Saltersford, Rainow, Macclesfield, SK10 5XL

A wonderful, picturesque double fronted detached period property, located in the heart of the Cheshire countryside, enjoying approx 4.5 acres of grazing land. Beautifully appointed, well balanced accommodation on two floors with the most magnificent views.

## Guide Price £960,000

Holmes Naden are pleased to offer this wonderful opportunity to acquire a delightful 4 bedroom detached 18th century stone farmhouse in an idyllic location with views towards the open countryside and Windgather rocks.

To the exterior, the property is approached through a gate with a driveway leading up to an area for hard standing allowing parking for motor vehicles. The front garden features a babbling brook, pond with waterfall, a summerhouse, stone and wooden sheds and land in the region of 4.5 acres (TBC). The rear of the property features a dry stone wall with a gate leading to the adjacent land. Ground to the front of the property with mature trees and shrubs. Separate banking area with wild flowers and trees. Small wooden shed.

The exterior side and rear of the house benefits from a secure flagged/hard surface area with a raised planted wall. Secure gates at both ends.

The property features double glazed leaded windows, economy 7 heating, LPG gas fires, satellite TV and internet. All internal doors are kiln dried bespoke solid oak.

**DIRECTIONS:** From the Tescos roundabout on the Silk Road in Macclesfield, take the B5470 in the direction of Hurdsfield and Rainow. Continue through the village of Rainow passing The Robin Hood Public House on the left hand side. Take the second right after The Robin Hood onto Smith Lane. At the end of the road, turn right onto Erwin Lane. Follow this road where Erwin Lane becomes Hooleyhey Lane turn left. At the next T-junction turn left onto Bark lane opposite Jenkins Chapel. Take the next right and the next right again down a drive to a gate in front of the property. Parking can be found through the gate in front of the property.

### Accommodation

#### Entrance Hall

20'0" x 4'11"

Hard Karndean floor with original oak beams and storage heater leading to stairs to first floor with under stair storage, half landing, large window and radiator.

#### Lounge (front)

15' x 12'11"

With dual aspect windows, original stone fireplace, oak beams and hard Karndean flooring. Remote controlled gas fired stove installed but can easily revert back to a log burner and storage heater.

#### Study (front)

13'01" x 12'09"

Featuring original oak beams, hard Karndean floor, remote controlled gas fire and storage heater, built in shelves.

#### Kitchen (rear)

15'02" x 10'02"

Featuring hand built units including base cupboards and drawers, exposed beams, dining area, oak door, hard Karndean floor, Belfast sink, electric cooker points - part tiled, storage heater with stable door leading to the rear of the property which is gated.

#### Utility Room (rear)

12'07" x 10'02"

With fitted units including base cupboards, wall cupboards and worktop. Plumbing for washing machine x2 and tumble dryer, stainless steel sink with drainer, tiled floor, wooden internal stable door leading outside to secure flagged yard. A UPVC door with large dog flap.

#### Landing

5'8" x 11'94"

With loft access.

**Bedroom 1 (front)**

14'04" x 13'01"

With wooden floor, oak door, storage heater and loft hatch. Dual aspect over the ground and garden to the front.

**Bedroom 2 (front)**

13'01" x 11'01"

With wood flooring, oak door, storage heater and loft hatch.

**Bedroom 3 (rear)**

12'09" x 10'02"

with storage heater and views over attached paddock.

**Bedroom 4 (rear)**

15'03" x 10'02"

With storage heater and dual aspect over garden and attached field.

**Bathroom**

8'11" x 5'09"

Featuring, paneled corner bath, partly tiled, pedestal wash basin, low level WC, separate shower cubicle and heated towel rail.

**Outside**

Gardens as previously mentioned with land behind the property in the region of 4.5 acres (TBC).

**NB**

The property is fed by Spring water. With Septic tank.

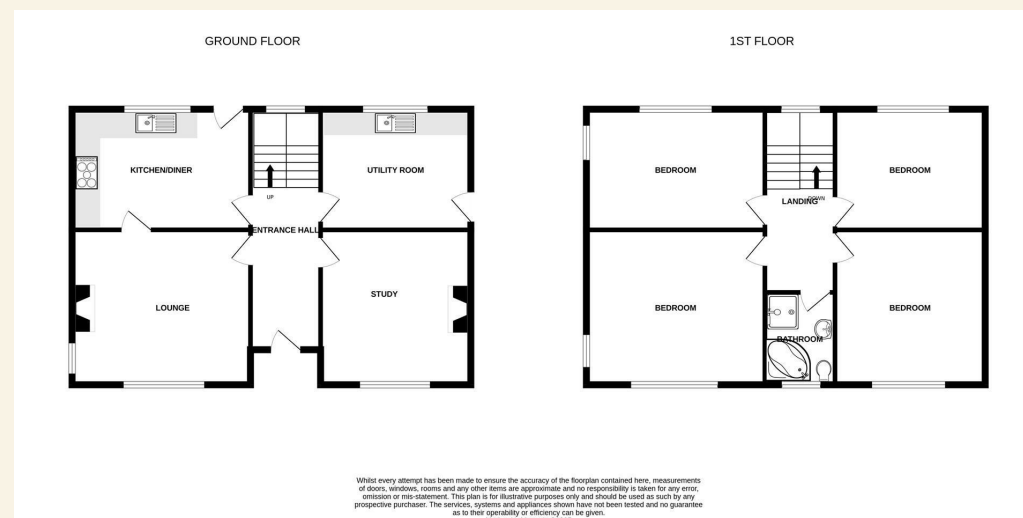
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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(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	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

**MISDESCRIPTIONS ACT 1967**

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