



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# Rock House, 123, Byrons Lane, Macclesfield, SK11 0HA

A stunning stone constructed gentleman's residence located in a great location on the cusp of Gurnett and Sutton villages on the edge of the open countryside and within a short stroll of Sutton Hall restaurant/public house, enjoying magnificent well appointed accommodation over four floors ( approx. 3500 sq ft ) set within the most beautiful landscaped gardens and woodlands.

**Guide Price £1,350,000**

Constructed of stone, circa 1856, this substantial beautifully presented detached family property offers the discerning purchaser a unique home with well balanced accommodation over four floors ready for immediate occupation. On entering the property you are immediately welcomed by a 21ft reception hall enjoying columns, arches, cornices, panelling and deep skirting boards and original staircase leading to first floor. There is a beautiful drawing room with period fireplace and doors leading to stunning orangery/garden room with double French doors opening out onto a balcony. A dining room, also with period fireplace. A magnificent "Smallbone" hand constructed and painted kitchen with built in appliances including an Aga, side porch and cloakroom/WC/utility. To the lower ground floor the vestibule leads to a study/man cave with fitted units and a wine cellar. To the first floor the bright and airy landing with feature atrium leads to four good sized bedrooms and two bathrooms (1 en-suite). Bedroom 3 is presently being used as a dressing room with "Smallbone" fitted wardrobes. To the second floor there is a beautiful guest bedroom and bathroom/WC with access to bedroom 6. A gas fired central heating system has been installed.

An internal inspection is highly recommended to appreciate the beautiful period features the property has to offer along with modern day comforts.

The property is approached by a gravel driveway which leads to the coach house/garage block with adjoining workshop, potting shed, wood store and first floor loft rooms. The gardens are absolutely magnificent, beautifully landscaped enjoying large stone flagged patio areas, extensive lawns, borders, shrubs, rhododendrons, mature specimen trees including yew trees, beautiful woodland, estate fencing, substantial summerhouse, an

adventure treehouse with rope bridges (in need of some repair). A special mention must be made to the River Bollin that runs through the woods.

There is a wide range of shopping, travel, educational and recreational facilities available in Macclesfield. Access points to the national motorway network, Inter-City rail travel to London and Manchester International Airport are all within 30 minutes drive of the property.

Directions: From Arighi Bianchi furniture store on the junction of Buxton road and The Silk road continue along The Silk road in the direction of Leek turning left after a short distance into Byrons lane at the traffic lights. Continue along Byrons lane where Rock House can be found on the right hand side on the junction with Bullocks lane.

## **ACCOMMODATION**

### **GROUND FLOOR**

#### **ENTRANCE HALL**

21' x 6'3"

With tiled floor, ornate columns, arches, cornices, panelling, deep skirting boards, original staircase leading to first floor, access to basement.

#### **DRAWING ROOM**

16'2" x 14'1"

With exposed floorboards, period fireplace with cast iron inset, covered radiator, ceiling cornice, small paned double doors leading to:

## **ORANGERY/GARDEN ROOM**

19'1" x 12'1" (average measurements)

A magnificent room enjoying tiled floor, built in glazed cabinet, raised contemporary fireplace, double French doors leading to the balcony with fantastic views over the garden.

## **DINING ROOM**

17'3" x 15'10" (into bay windows)

With exposed floorboards, decorative ceiling cornice, panelled window shutters, period fireplace with cast iron inset, window seat, covered radiator.

## **FAMILY KITCHEN**

18'2" x 15'

Enjoying hand constructed and painted "Smallbone" kitchen with base cupboards and drawers, wall cupboards and granite worktops, matching island, Aga, 2 ring gas hob, combination microwave oven, two freezers, two fridges, stainless steel sink unit, dishwasher, part tiled walls, pantry cupboard, window shutters, oak floor, cast iron radiator, small paned French doors leading to the garden, dining area, access to:

## **SIDE PORCH**

With tiled floor, door to the parking area, access to:

## **CLOAKROOM/WC/UTILITY**

Low level WC, vanity wash hand basin, fitted units, tiled floor, cast iron radiator.

## **LOWER GROUND FLOOR**

## **BASEMENT**

## **VESTIBULE**

With door to garden.

## **STUDY/MAN CAVE**

15'11" x 13'

With hand built units including base cupboards and drawers, wall cupboards and worktops, stone floor, Belfast sink, cast iron stove, window shutters.

## **WINE CELLAR**

14' x 13'5"

With stone floor, built in cupboards.

## **FIRST FLOOR**

## **LANDING**

A bright and airy landing area with feature atrium.

## **BEDROOM 1**

16'5" x 14'1"

With "Smallbone" wardrobes and drawers, panelled bay window with window seat, covered radiator, period fireplace with cast iron inset.

## **EN-SUITE**

13'1" x 8'4" (plus shower recess)

With panelled bath, wash hand basin, low level WC, bidet, double shower, part tiled walls, part panelled walls, tiled floor, beautiful views.

## **BEDROOM 2**

13'8" x 13'5" (plus bay window)

Cast iron radiator, period fireplace with cast iron inset, two panelled bay windows, built in cupboard.

## **BEDROOM 3/DRESSING ROOM**

11'2" x 8' (overall)

With "Smallbone" wardrobes and drawers, panelled bay window, cast iron radiator.

## **BATHROOM/WC**

Panelled bath, vanity wash hand basin with store cupboard and drawers below, low level WC, cast iron radiator, exposed floorboards, radiator/towel rail, fitted shelving.

## **INNER LANDING**

With exposed floorboards, linen cupboard, high pressure hot water cylinder, book shelves, cast iron radiator, stairs to second floor.

## **BEDROOM 4**

14'2" x 13'3" (into bay window)

With "Smallbone" wardrobes and drawers, period fireplace with cast iron inset, panelled bay window with window seat, covered radiator.

## **SECOND FLOOR**

### **BEDROOM 5**

22'9" x 11'7"

With exposed floorboards, 3 cast iron radiators, seating area, access to:

### **BATHROOM/WC**

With freestanding bath, low level WC, wash hand basin, radiator/towel rail, part tongue and grooved panelled walls, built in cupboards, exposed floorboards.

### **BEDROOM 6**

With exposed floorboards, cast iron radiator.

## **OUTSIDE**

Stunning gardens as previously mentioned.

## **OUTBUILDINGS**

### **BOILER ROOM**

With gas boiler, access to original working Victorian WC.

### **COACH HOUSE/GARAGE**

27'10" x 9'4"

With flagged floor, power and light, double doors and access to:

### **WORKSHOP 1**

14'4" x 11'7"

With power and light, cobbled and flagged floor, stable door.

### **WORKSHOP 2**

12' x 8'9"

With flagged floor, power and light.

### **WOOD STORE**

14'5" x 8'1"

With cobbled and flagged floor, light, stairs to loft rooms.

### **POTTING SHED**

With outside tap, stone shelf and garden storage.

## **ATTACHED COVERED CANOPY**

BBQ area beneath garden room with feature columns, stone flagged and cobbled floor.

## **Tenure**

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

## **Viewings**

Strictly by appointment through the Agents.

## **Possession**

Vacant possession upon completion.

BASEMENT  
457 sq.ft. (42.4 sq.m.) approx.

GROUND FLOOR  
1124 sq.ft. (104.4 sq.m.) approx.

1ST FLOOR  
1040 sq.ft. (96.6 sq.m.) approx.

2ND FLOOR  
601 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA : 3222 sq.ft. (299.3 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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