



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS



# Burton Springs Farm, Saltersford, Rainow, Macclesfield, SK10 5XL

A substantial stone farmhouse enjoying an idyllic rural location set within 3.8 acres of formal gardens, grazing land and woodlands.

**Guide Price £900,000**

Dating back to the 17th century, this beautiful farmhouse offers the discerning purchaser a wonderful home enjoying an idyllic setting with rooms of pleasing proportions. The farmhouse extends to 2,665 sq ft. and in brief the accommodation comprises a dining hall, WC, 19ft lounge with exposed beams and open fire, fabulous garden room with views over the garden and countryside beyond, a wine cellar, study, home office, a living family kitchen with built in units, and AGA, utility and boot room. On the first floor the landing allows access to four good sized bedrooms, and three bathrooms. An oil fired central heating system has been installed, the water supply is from a spring.

Situated in this idyllic country location, the property is approached by a deep sweeping driveway which leads to the forecourt allowing ample hardstanding for motor vehicles. The gardens and grounds extend to approximately 3.8 acres and include grazing land, woodland and a fishing lake. There is additional land approaching 6.7 acres available by separate negotiation.

Perfectly placed for access to Cheshire's market towns and villages, you'll find Bollington just 3.9 miles away, Macclesfield 4.9 miles and Prestbury 6.5 miles. Macclesfield also provides a wealth of amenities, plus fast mainline rail links — around 22 minutes into Manchester Piccadilly and under 2 hours to London Euston. Families are well served too, with a great choice of schools close by. These include highly regarded independents such as The Kings School (8 miles) and Beech Hall Preparatory School (6.5 miles), as well as excellent state options like Rainow Primary (3.2 miles) and The Fallibroome Academy (8 miles).

**DIRECTIONS:** From the Tesco's 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 and where Erwin Lane becomes Hooleyhey Lane turn left. When you reach Jenkin Chapel, a small church on the right hand side of the road, turn left down Bank Lane and you will find Burton Springs Farm on the left at the bottom of the hill.

## **GROUND FLOOR**

### **DINING HALL 19'4" x 12'9"**

With two radiators, stone flagged floor, exposed beams, brick fireplace and chimney breast, stairs to first floor.

### **WC**

With low level WC, wash hand basin, radiator, stone flagged floor.

### **LOUNGE 19'1" x 16'9"**

With exposed beams, stone fireplace and chimney breast with open grate, three radiators, built-in cupboard, access to:

### **GARDEN ROOM 21'5" x 19' (overall)**

With tiled floor, four radiators, wonderful views, stairs leading down to:

### **WINE CELLAR 11'7" x 5'3"**

### **STUDY 10'8" x 8'2"**

With radiator, access to:

### **OFFICE 14'11" x 10'6"**

With radiator.

### **LIVING FAMILY KITCHEN 26'3" x 10'10"**

With units including base cupboards and drawers, wall cupboards and worktops, AGA, dishwasher, radiator, stainless steel sink unit, flagged floor, split level.

### **UTILITY 10'10" x 4'10"**

With oil boiler, stainless steel sink unit, fitted units, tiled floor.

### **REAR PORCH/BOOT ROOM 7'6" x 6'6"**

With cloak cupboards, water filtration system.

## **FIRST FLOOR**

### **LANDING**

With radiator, access to roof space (part boarded).

### **BEDROOM 1 12'9" x 10'10"**

With radiator, exposed beams.

### **DRESSING ROOM 12'7" x 3'7" ( plus wardrobe recesses)**

With mirror fronted wardrobes, radiator.

### EN-SUITE

With spa bath, low level WC, bidet, vanity wash hand basin with store cupboard below, radiator, part tiled walls, shower, linen cupboard.

### BEDROOM 2 11'2" x 8'11" (plus recess)

With radiator.

### EN-SUITE

With low level WC, wash hand basin, radiator, shower.

### BEDROOM 3 16'2" x 9'5"

With radiator, access to roofspace (which has been floored for storage), under eaves storage.

### EN-SUITE

With shower, low level WC, wash hand basin, radiator, part tiled walls, access to bedrooms 3 and 4.

### BEDROOM 4 12'9" x 9'7"

With radiator and access to en-suite.

### OUTSIDE

### DETACHED OUTBUILDING/GARAGE 15'5" x 11'3" and 13'6" x 13'5"

Gardens and grounds as previously mentioned.

### Tenure:

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

### Viewings:

Strictly by appointment through the Agents.

### Possession:

Vacant possession upon completion.

NB. A STARLINK broadband connection is installed.

#### PRESTBURY OFFICE:

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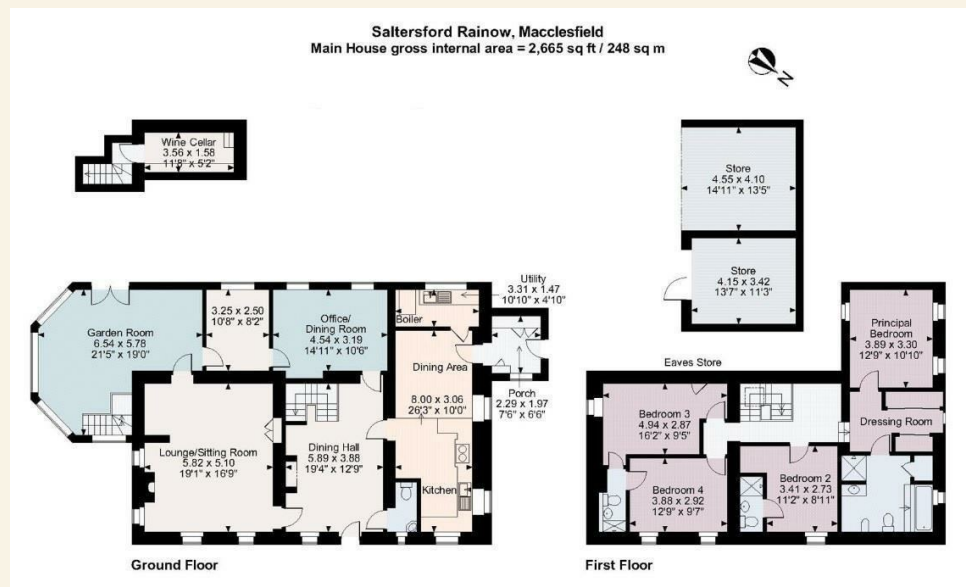
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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	



#### MISDESCRIPTORS ACT 1967

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