



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

Breck Cottage, Styperson, Whiteley Green, Macclesfield, SK10 5SH

A stunning beautifully extended detached country property occupying an idyllic private location with views over open countryside and Styperson pool yet within short distance of both Bollington and Prestbury village.

Guide Price £1,850,000

Constructed of stone with whitened elevations, this magnificent detached country property offers the discerning purchaser a wonderful home beautifully renovated over recent years ready for immediate occupation. The accommodation briefly comprises on the ground floor a green Oak porch, reception hall, cloakroom/WC, a magnificent sitting room with contemporary wood burning stove, glazed French doors allowing access and views to the garden and lake beyond, dining room with access to study, a most magnificent 34ft living family kitchen enjoying shaker style units with granite worktops and built-in appliances, boot room with access to utility, and a most amazing green Oak garden room with two sets of bi-folding doors with access to beautiful terraced areas. To the first floor the landing allows access to a master bedroom suite, dressing room/bedroom five and two en-suites, three further bedrooms (one presently used as a dressing room), and a shower room/WC. A Biomass heating system has been installed with under floor heating to the majority of the ground floor.

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

The property is approached off a private road, the approach is along a picturesque driveway leading to the forecourt allowing ample hardstanding for motor vehicles. The gardens extend to approximately 3.6 acres and include lawns, borders, shrubs, flagged and gravel patio areas, paddocks and woodlands. Also included in the sale is an enclosed tennis court. There are also timber outbuildings/stables with planning permission to create a wonderful contemporary building known as the lake house - planning reference 21/1691M. Planning has also been obtained for an additional driveway - planning reference 21/1725D.

Adlington is a delightful rural location with a wide range of shopping, travel, educational and recreational facilities available in nearby Prestbury, Macclesfield and Bollington. Access to the national motorway network, Manchester International Airport and Inter-City rail links to London are all within 10 and 30 minutes drive of the property.

Directions: From our Prestbury office proceed past St Peters Church bearing right at the Railway station in to Prestbury lane. Bear left in to the continuation of Prestbury lane to the T-junction with London road. Turn left in the direction of Poynton passing Prestbury garden centre taking the next turning right in to Holehouse lane. Continue past the Windmill public house to the T-junction with Sugar lane. Turn left and after approximately a quarter of a mile turn right into a private road bearing first right into the continuation of the private road where the property can be found at the end.

ACCOMMODATION

GROUND FLOOR

GREEN OAK PORCH

RECEPTION HALL 13'7" x 9'1" (minimum measurements)

With stone flagged floor, stairs to first floor, contemporary log burning stove (spins round into the sitting room).

CLOAKROOM/WC

With low level WC, vanity wash hand basin, half tongue and groove panelled walls.

SITTING ROOM 22'6" x 13'9"

Enjoying contemporary wood burning stove, radiator, fitted bookshelves, French doors leading to the front garden and allowing fabulous views towards the lake.

DINING ROOM 19'8" x 13'9"

With radiator, Oak beams, stone fireplace with open grate, access to:

STUDY 9'2" x 8'8"

With radiator.

LIVING FAMILY KITCHEN 34' x 16'2" (average measurements)

Enjoying shaker style units including base cupboards and drawers, wall cupboards and granite worktops, matching central island/breakfast bar, American fridge freezer with wine fridge, butchers block, Belfast sink units, dishwasher, instant hot water tap, built-in pantry unit, Range cooker with extractor hood, stone flagged floor, dining/seating area, two sets of double French doors leading to the terrace, opening through to garden room, opening through to:

BOOT ROOM 10'4" x 7'8"

With range of matching built-in cupboards and shelves, fitted bench, stone flagged floor, door to outside, access to:

UTILITY 10'2 x 10'

With bench seating, hanging pegs for coats, Belfast sink unit, plumbing for washing machine, under floor heating controls, stone flagged floor, high pressure water cylinder.

GARDEN ROOM 22'6" x 15'10"

A magnificent room of green Oak construction, stone flagged floor, two sets of bi-folding doors to terraced seating areas, contemporary log burning stove.

FIRST FLOOR

LANDING

With two radiators, access to roofspace, linen cupboard.

BEDROOM 1 23'10" x 15'2"

Enjoying fabulous views, two contemporary radiators, towel rail/radiator, free standing bath, contemporary log burning stove, bi-folding doors.

DRESSING ROOM/BEDROOM 5 16'3" x 10'4"

With radiator, built-in wardrobe and shelves, bi-folding doors leading to the balcony.

EN-SUITE 1

With panelled bath, low level WC, bidet, wash hand basin with drawer below, shower area, contemporary radiator/towel rail, tiled walls.

EN-SUITE 2

With shower area, wash hand basin with drawer below, low level WC, fitted cupboard and drawers, Tiled walls.

BEDROOM 2 15'9" x 10'11"

With feature panelled wall, radiator, views over the garden., built-in wardrobes.

BEDROOM 3 14'10" x 12'10"

With built-in wardrobes and shelves, radiator.

BEDROOM 4/DRESSING ROOM 15'9" x 7'

With built-in wardrobes and shelves, drawer unit, radiator.

SHOWER/WC

With shower cubicle, wash hand basin with drawers below, radiator, part tiled walls, Oak floor, steps up to a WC and wonderful views of the lake.

OUTSIDE

Gardens and land extending to 3.6 acres as previously mentioned South facing.

Tenure:

Freehold

Viewings:

Strictly by appointment through the Agents.

Possession:

Vacant possession upon completion.

PRESTBURY OFFICE:

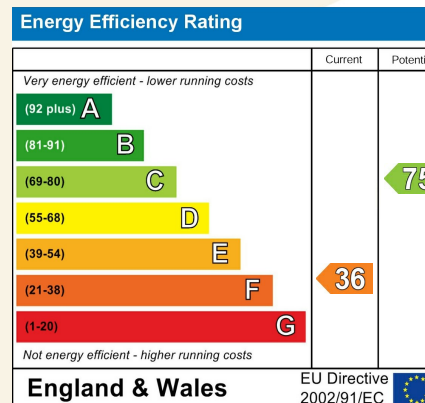
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**MISDESCRIPTIONS ACT 1967**

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