



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

Four Oaks, Shrigley Road, Pott Shrigley, Cheshire, SK10 5SE

A magnificent barn conversion enjoying approximately 4 acres of gardens and paddock with panoramic views over Cheshire.

Asking Price £895,000

Constructed of stone, this magnificent barn conversion offers the discerning purchaser a fabulous home enjoying high quality fixtures and fittings. The accommodation briefly comprises on the ground floor a 21' lounge, dining room with solid oak staircase to first floor, superb dining kitchen with hand made 'Jamie Robbins' units with granite worktops, cloakroom/WC and separate utility. The first floor landing allows access to four good sized bedrooms and two bathrooms, one ensuite. An LPG gas fired central heating system has been installed augmented by recently fitted solid oak windows and doors. All doors are hand made from solid oak with brass handles.

An internal inspection is highly recommended to appreciate the high quality fixtures and fittings throughout.

The property is approached by a deep sweeping cobble set lined tarmac driveway allowing ample hard standing for motor vehicles and easy access to the double garage and store room. The gardens are laid mainly down to lawn with borders and shrubs, enclosed by dry stone walling, fencing and hedge with panoramic views over Cheshire and Manchester. There is a magnificent stone flag patio taking full advantage of the fabulous views. The paddock is laid down to grass extending to approximately four acres.

There is a wide range of shopping, travel, educational and recreational facilities available in nearby Bollington and Macclesfield.

ACCOMMODATION

GROUND FLOOR

LOUNGE 21'0 x 13'4

With two radiators, traditional style Cheshire brick fireplace containing cast iron stove, local Kerridge Quarry stone plinth, stone flag floor, television point, French doors to garden.

DINING ROOM 19'3 x 13'6

With two radiators, exposed beams, solid oak staircase leading to the first floor, solid oak floor.

DINING KITCHEN 16'5 x 16'5

With superb 'Jamie Robbins' hand made units including base units, wall cupboards and granite

worktops, Belfast sink, dishwasher, fridge, radiator, limestone flooring with under floor heating, exposed beams, one television point, telephone point and central island with built-in cupboards and granite worktops, Gas fired LPG Aga and electric multifunction oven and induction hob.

CLOAKROOM/WC

Including toilet, wash hand basin, heated towel rail and cupboard with lagged hot water cylinder, gas boiler, tiled flooring, part tiled walls and extractor fan.

REAR PORCH 9'2 x 7'7

Limestone floor with underfloor heating. Door to outside.

UTILITY ROOM

With fitted cupboard with integrated washing machine and dryer, granite worktop, radiator, and enclosed fuse box. Limestone floor with under floor heating.

FIRST FLOOR

LANDING

With radiator and exposed beams and Velux skylight.

MASTER BEDROOM 17'8 x 13'5

Two traditional radiators, television point, oak fitted wardrobes, electrically operated Velux skylights, exposed feature stone wall and double glazed window with rear views.

EN-SUITE

Comprising walk in shower cubicle, low level WC, bidet, wash hand basin, chrome heated towel rail, fitted mirrored cupboards, inset spotlights, extractor fan, underfloor heating and Velux windows.

BEDROOM TWO 13'3 x 10'2

With radiator, fitted wardrobes, exposed beams, television point, wash hand basin with attractive tiled splash back, double glazed window to front elevation.

BEDROOM THREE 13'3 x 9'0

With radiator and television point, double glazed window to rear.

BEDROOM FOUR 8'1 x 7'0

With radiator, electrically operated Velux skylight, exposed beams, with rear views, currently being used as a study.

BATHROOM 12'2 x 6'5

In white and chrome with roll top freestanding bath, walk in shower, wash hand basin, low level WC, chrome heated towel rail, exposed beams, feature stone wall, inset spotlights, tiled floor with under floor heating.

OUTSIDE

SUPERB GARDENS

As previously mentioned. Tap and power point, includes greenhouse, fruit cage, small orchards, large pond.

GARAGE 23'0 x 10'0

With up and over door, power and lights.

STOREROOM 23'0 x 7'7

COUNCIL TAX

BAND G

POSSESSION

Vacant possession upon completion.

VIEWINGS

Strictly by appointment through the Agents.

TENURE

We have been advised that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitor.

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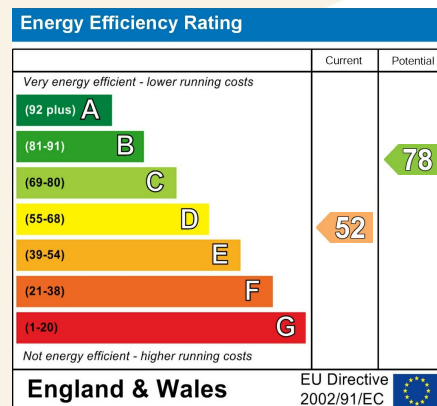
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