



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

Yearnslow Farm, Church Lane, Rainow, Cheshire, SK10 5XH

A stunning stone country farmhouse presented to the highest of standards, enjoying magnificent far reaching views over undulating countryside.

Asking Price £950,000

Constructed of local stone, under a stone flagged roof this beautifully restored and extended home, offers the discerning purchaser a wonderful opportunity to acquire a totally unique and idyllic property with unrivalled views across magnificent countryside.

On entering the property you are immediately welcomed by the high quality of fixtures and fittings throughout. In brief the accommodation comprises on the ground floor, entrance hall/boot room, cloakroom, lounge, family room/study, breakfast kitchen which has recently been refitted, utility room, laundry and snug. At first floor level the landing allows access to master bedroom with en-suite shower room, two further good sized bedrooms and a family bathroom. There is an occasional room/bedroom four accessed via a staircase from the snug. The whole of the accommodation benefits from double glazed windows throughout together with an oil fired central heating system and a water filtration system.

Outside the grounds extend to approximately three quarters of an acre and comprise lawns, raised terraces and tarmacadam pathways. A large stone paved patio area lies to the front of the property together with a hot tub taking in the magnificent views over countryside. A stone detached workshop lies to the side of the property and this could easily be converted into an office. A recently constructed stone double garage enjoys a mezzanine level which provides an ideal storage area. There is an extensive tractor shed together with storage for the water filtration system.

We would strongly recommend an internal inspection of this delightful unique property in order to fully appreciate the fine merits it has to offer.

Nearby Rainow has a highly regarded modern primary school with more comprehensive facilities available in Macclesfield., including shopping, road and rail links. The rural delights of the surrounding Peak District National Park are well chronicled.

Directions:

From our Bollington Office proceed up Palmerston Street bearing third right into Ingersley Road. Ingersley Road in turn leads to Blaze Hill. Continue to the junction with the Whaley Bridge/Macclesfield Road. Bear right towards Macclesfield and after a short distance along the road swings sharply to the right where the access to Yearnslow Farm can be found on the left hand side, just past Welsh Row cottages. Continue along the farm track for approximately one mile where Yearnslow Farm can be found at the end of the track.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL/BOOT ROOM 8'2 x 5'2

Quarry tiled floor, built in cupboards and storage chest.

CLOAKROOM

Comprising low level WC, pedestal wash hand basin, attractive tiled floor, double radiator, part tiled walls.

LOUNGE 18'1 x 12'1

Attractive stone fireplace incorporating Jotel log burning stove and stone hearth, oak staircase off, two wall light points, French doors to patio, half panelled walls, exposed beam ceiling, double radiator, magnificent views.

FAMILY ROOM/STUDY 17' x 11'3

Built in oak work station comprising of four deep drawers and desk unit, two skylights, oak shutters to windows, oak shutters, magnificent views.

DINING ROOM 19'6 x 10'10

Window seat, two exposed beams, cupboard housing electric meter, Travertine floor, two wall light points, windows with oak shutters, double radiator, oak shutters, magnificent views.

RECENTLY REFITTED BREAKFAST KITCHEN 18'7 x 12'

Bespoke units comprising an excellent range of base eye level and display units together with deep drawer units and workstation, integrated dishwasher, integrated fridge, Belfast sink with mixer tap, built in electric oven with gas hob and extractor hood over, Rayburn stove, attractive tiled floor and porcelain work surfaces, column radiator, oak staircase with glass side screen leading to:

UTILITY ROOM 12'5 x 11'5

An excellent range of solid wood base cupboards, oak working surfaces, Belfast sink, space for fridge freezer, walk in pantry, concealed unit housing water tank, part tiled walls, magnificent views.

LAUNDRY 5'10 x 5'6

Plumbing for washing machine, built in cupboard, tiled working surface, column radiator.

SNUG 19'5 x 12'3

Stunning picture window with undulating views over countryside, multi fuel stove and stone exposed wall, oak shutters to windows, recess for TV screen, double radiator oak shutters, staircase to:

OCCASSIONAL ROOM/BEDROOM FOUR 10' x 8'

Excluding full length area of low level storage, pitched roof, gable end window.

FIRST FLOOR

LANDING

Two wall light points, two windows with oak shutters.

MASTER BEDROOM 11'10 x 10'1

Exposed beams, double radiator, magnificent views.

EN-SUITE SHOWER ROOM

Comprising shower cubicle, wall mounted sink unit with drawers below. low level WC chrome heated towel rail, exposed beams, Travertine floor and walls.

BEDROOM TWO 14'1 x 10'9

Comprising an excellent range of two double wardrobes, oak built in cupboards with hanging space and drawers below, stone exposed wall, access to loft, built in safe, double radiator, magnificent views.

BEDROOM THREE 12'5 x 10'

Exposed beams, double radiator, magnificent views.

FAMILY BATHROOM

Comprising panelled bath, wash basin with drawers below, walk in shower, wall hung toilet with concealed cistern, recessed shelving, attractive tiled walls and floor, exposed beams, chrome heated towel rail.

OUTSIDE

Gardens as previously mentioned.

DOUBLE GARAGE 23'5 x 18'3

Two skylights, staircase to mezzanine level providing storage area, remote up and over doors.

STONE STORE 18'8 x 9'5

This could be easily converted to provide office space.

SERVICES

Mains electricity, spring water, bore hole septic tank drainage and oil fired central heating.

TENURE

We have been advised that the property is Freehold and free from chief rent. Interested purchasers should seek clarification of this from their Solicitors.

VIEWINGS

Strictly by appointment through the Agents.

COUNCIL TAX

BAND C

POSSESSION

Vacant possession upon completion.

PRESTBURY OFFICE:

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



MISDESCRIPTIONS ACT 1967

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