



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

Hayloft House, Moorside Lane, Pott Shrigley, Cheshire, SK10 5RZ

*** NO ONWARD CHAIN***

A charming substantial stone-built period country home with glorious views over open countryside and exceptional character.

Guide Price £650,000

Welcome to Hayloft House – a picturesque 4 / 5 bed, beautifully presented period home set on a very quiet private lane of just six properties, enjoying mesmerising views across rolling countryside and beyond. Situated less than a minute from the Peak District National Park, this stunning stone-built property combines timeless character with modern comfort and breathtaking scenery — all within easy reach of Manchester (16 miles), Macclesfield (6 miles), Bollington village (2.5 miles) and just a 6-minute drive to Adlington train station.

Constructed in traditional stone with a stone slate roof, double-glazing throughout and bursting with authentic charm, this versatile 4 / 5 bed home is perfect for families, home-workers or anyone dreaming of peaceful rural living with easy access to city life. The accommodation's highlights include stunning countryside views (including watching sunsets over the valley), 24ft living / family / kitchen (with full underfloor heating), a large picture window in the living room which frames those lovely landscape views, 26ft dining / sitting room with a large wood-burning stove, vaulted ceilings and exposed roof beams throughout top floor, with many rooms displaying traditional exposed stone feature walls. To the first floor the galleried landing allows access to four / five good sized bedrooms and two bathrooms (one en-suite). To the second floor there is a loft office. A LPG central heating system has been installed. Moorside Lane allows for walk-in access to the National Trust's Lyme Park, as well as an elevated view of the city of Manchester and Pennines in the distance.

The property is approached via a deep driveway with a large hard standing area suitable for several vehicles. To the rear there is a large stone flagged sun terrace area stepping down to a good sized lawned garden.

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

Hayloft House is situated in sought-after Pott Shrigley, just minutes from Bollington and Macclesfield's amenities. With the Peak District on your doorstep, you'll have immediate access to beautiful walks, cycle trails and nature – all with the convenience of the national motorway network, Manchester Airport, and rail links to London and Manchester within 30 minutes.

Directions: From Pott Shrigley Primary School, take Bakestonedale Road for around half a mile, then turn left into Moorside Lane just before Kickback Coffee. Hayloft House is set back on the left about 400 meters down Moorside Lane at the brow of the hill (just before the lane forks).

ACCOMMODATION

GROUND FLOOR

ENTRANCE VESTIBULE

Tiled flooring, built-in cupboard for coat and boot storage, with separate cupboard for the LPG boiler.

LIVING/FAMILY/KITCHEN 24'7" x 19'4" (overall)

Bright and beautifully arranged open plan room with high-gloss cabinetry, a large island/breakfast bar (can easily accommodate 6 people), integrated appliances including a 5-ring gas hob, extractor hood and American-style fridge freezer and stainless steel sink. Plumbing for dishwasher and washing machine. This room has a tiled floor and underfloor heating, along with large built in cupboards. It also has additional built-in audio and storage units. The defining feature of this house is a large (6'4" x 6'4") picture window capturing stunning panoramic views and sunsets over the valley. This room opens directly into the dining / sitting room.

WC

Modern 2 piece suite – low level WC, vanity hand wash unit, radiator and tiled floor.

DINING/SITTING ROOM 26'6" x 10'10"

A spectacular space with double-height ceiling, feature wooden staircase with additional understairs storage. It boasts lovely traditional exposed stone walls, a large wood-burning stove, three radiators and double patio doors that lead out to the large sun terrace – this room is full of character and warmth. Stairs lead to the first floor.

FIRST FLOOR

GALLARIED LANDING

Spacious and light with access to all bedrooms and family bathroom. Wooden balustrade balcony to match the main feature wooden staircase.

BEDROOM 1 28'3" x 12'

A magnificent principal bedroom with exposed stone feature walls, vaulted ceiling, exposed roof beams, feature fireplace, 2 radiators and panoramic views of both sides of the house. Tiled en-suite area with underfloor heating, heated towel rail, enclosed shower unit, vanity sink, and low level WC.

BEDROOM 2 12'8" x 10'9"

With Juliet balcony and French doors overlooking the magnificent views of the garden and surrounding valley, vaulted ceiling, exposed roof beams, 2 contemporary radiators and exposed stone feature walls.

BEDROOM 3 12'4" x 10'5"

Another generous double room with vaulted ceiling and exposed beams, radiator and with the same stunning views of the valley.

BEDROOM 4 11' x 7'8"

A charming fourth bedroom, radiator, vaulted ceiling with exposed roof beam and garden / wood view to the east — also ideal for a nursery or creative workspace.

BEDROOM 5/DRESSING ROOM 14'1" x 6'7" (plus wardrobe recess)

Versatile space currently used as a dressing room, complete with mirror fronted wardrobes, radiator and spiral stairs to the mezzanine office.

FAMILY BATHROOM/WC

Luxury suite with oversized panelled bath, large separate walk in shower, vanity hand basin with drawers below, low level WC, heated towel rail, access to the overhead loft area, vaulted ceiling and exposed beams and providing spectacular valley views.

SECOND FLOOR

OFFICE 10'7" x 8' (average measurements limited headroom)

Quiet and tucked away above bedroom five with wooden floor, radiator and under-eaves storage. Lovely elevated view of the east and Moorside Lane — perfect for remote work or creative pursuits.

OUTSIDE

STORAGE

Bike shed / storage area containing large built-in shelves with attached log store. Deep driveway leading to 2 separate multi-level hardstanding areas allowing easy parking for several vehicles.

GARDENS

A large stone-flagged terrace ideal for entertaining steps down to a generous lawned garden, offering total tranquillity, magnificent valley views and picture-perfect sunsets.

Tenure

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

Viewings

Strictly by appointment through the Agents.

Possession

Vacant possession upon completion.

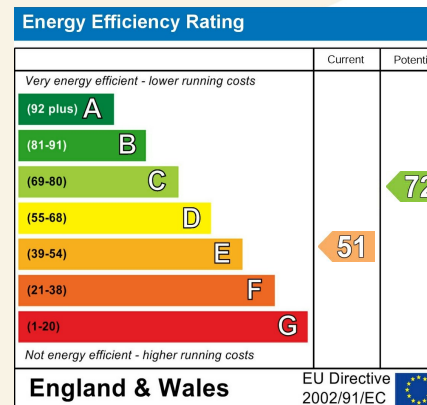
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