

ANY
PART EXCHANGE
WELCOME



Shores Farm Lane
Hazel Grove SK7 6EF

SHRIGLEY ROSE & CO
Bespoke Estate Agents



Shores Farm Lane, Hazel Grove SK7 6EF

Step into a realm of timeless luxury with this impressive residence, offering an expansive 3,628 sq. ft. of refined living space across three meticulously designed floors. This home boasts five bedrooms, four bathrooms, and five reception areas, all set along a private lane off Threaphurst Lane, ensuring both exclusivity and tranquility from the moment you arrive.

The grand entrance hall immediately impresses with an elegant oak gallery staircase and Italian porcelain flooring, setting a tone of sophistication. Two versatile reception rooms flank the hallway, one currently serving as a remote office, ideal for dual workspaces, lounges, or snug retreats. A discreetly placed guest toilet and ample storage for coats and shoes complete this welcoming space. At the heart of the home lies a chef's paradise—a stunning kitchen-diner featuring premium appliances, including a double oven, steam oven, induction hob, built-in coffee machine, and a glass-fronted wine fridge. Thoughtful touches like a Quooker hot tap, warming drawers, underfloor cosy heating throughout the ground floor and hand-crafted Thomas James cabinetry add sophistication and convenience. Silestone countertops lend a luxurious finish to this functional yet beautiful space. Adjoining the kitchen is a cosy versatile snug area, and a generously equipped utility room with storage, a sink, and direct access via bi fold doors to a bespoke outdoor bar area. This seamless connection between indoor and outdoor spaces makes entertaining a pleasure. Beyond the kitchen, the family lounge beckons with plush furnishings, an oak mantle, and a dual-fuel log burner, creating a serene atmosphere for relaxation and conversation.

The first floor hosts the prestigious principal suite, a haven of serenity with a Juliet balcony offering sweeping views of Manchester's skyline. The en-suite wet room is a masterpiece, featuring a freestanding Calabar stone bath, rain shower, and dual vanities. The suite also includes a powder room and private dressing room for an extra touch of elegance. Three additional, well-sized bedrooms, each with its own en-suite wet room, provide ample accommodation. On the bright second floor, a vaulted ceiling fills the expansive games room with natural light, perfect for social gatherings and endless entertainment. An adjacent gym, tucked behind oak doors, and a double guest room with a Jack and Jill bathroom add to the versatility of this floor. The bathroom, with a freestanding roll-top bathtub nestled beneath the eaves, is charmingly unique. A tranquil sitting area, ideal for post-gym relaxation, completes this level.

Outside, the property's garden is a sanctuary of tranquillity, featuring a spacious composite deck adorned with soft fairy lights, a built-in hot tub, and a bar area for effortless entertaining. Beyond the deck, lush greenery extends to a serene pond at the garden's edge, providing a peaceful backdrop for quiet mornings or festive evenings. Every window offers panoramic views of Manchester's cityscape, blending the allure of rural serenity with the sparkle of urban life. Shores Farm Lane isn't just a home—it's a lifestyle, crafted with architectural ingenuity and luxurious design to create a truly unique residence for the discerning homeowner. The home enjoys an ideal location with easy access to the picturesque Middle Woodway scenic walks, perfect for leisurely strolls or dog walks. It's also conveniently within walking distance to local shops, amenities, and well-connected travel links. Families will appreciate the proximity to excellent schools, including High Lane, Brookside, Torkington Primary, Hazel Grove High School, and Norbury Court School.







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The Current Owners Love:

- The rural aspect is amazing! With great walks with the kids either to the local pub or into the fields with dogs, everyone around here is so friendly and it's beautiful to see the wildlife around such as the sheep, ducks and we have a heron that returns annually without fail who loves the fish in our pond.
- The house is in such a private location but yet it is still so easy to reach the main essential routes, whether its to the village of High lane, Poynton or Bramhall.
- The house has so much to love about it, but the view ... we absolutely love the sun setting over the majesty of Manchester at dusk, which we can see from any floor including the garden.

We Have Noticed:

- A Fabulous Property on an Expansive Plot, that is an Exceptional Value for Money.
- Beautifully Presented, boasting High End Features and Details throughout.
- Great Position, set back from the road offering Exclusiveness, followed by an Outstanding Rear Garden and Juliette Balcony Views!





Key Features:

- Any Part Exchange Welcome
- Chain- Free
- Over 3,628 sq.ft. featuring five bedrooms, four bathrooms, and five reception areas over 3 floors
- Stunning cityscape views of Manchester, combining the charm of rural living with urban elegance
- Prime Location & Exclusivity off a private lane offering a serene entrance
- The principle bedroom offers a powder room, walk in dressing room, luxury en suite and a Juliette Balcony offering sweeping views!
- Vast rear outdoor space with a bar and a great mix of patio and grass area including a pond. Stunning sunset views!
- Expansive, bright versatile rooms throughout
- A large open plan high end kitchen/diner with a snug and large utility room
- Large Driveway fitting 5/6 cars

Tenure: Freehold

Council Tax Band: G

Possession: Vacant possession upon completion

Total Floor Area: 3961

Viewing: Strictly by appointment only through Shrigley Rose & Co



Property Summary:

Ground Floor

Hallway

Lounge 12'0" x 9'5" (3.66m x 2.87m)

Living Room 25'0" x 14'0" (7.62m x 4.27m)

Kitchen 22'11" x 16'0" (6.99m x 4.88m)

Snug 10'0" x 7'7" (3.05m x 2.31m)

Utility Room/Garage 31'5" x 7'9" (9.58m x 2.36m)

WC 5'0" x 4'5" (1.52m x 1.35m)

Office 12'0" x 10'5" (3.66m x 3.18m)

First Floor

Landing

Bedroom 3 13'1" x 11'10" (3.99m x 3.61m)

Office 9'7" x 6'0" (2.92m x 1.83m)

Ensuite 6'5" x 6'0" (1.96m x 1.83m)

Bedroom 1 17'10" x 12'4" (5.44m x 3.76m)

Ensuite 13'1" x 11'10" (3.99m x 3.61m)

Bedroom 2 16'0" x 11'10" (4.88m x 3.61m)

Ensuite 6'8" x 6'0" (2.03m x 1.83m)

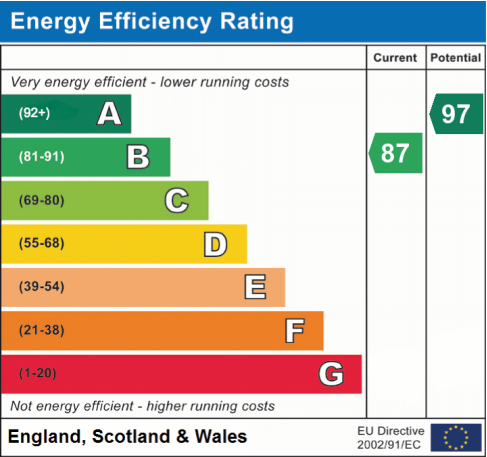
Bedroom 4 15'5" x 11'10" (4.7m x 3.61m)

Second Floor

Games Room 23'5" x 15'5" (7.14m x 4.7m)

Bedroom 5 15'5" x 12'1" (4.7m x 3.68m)

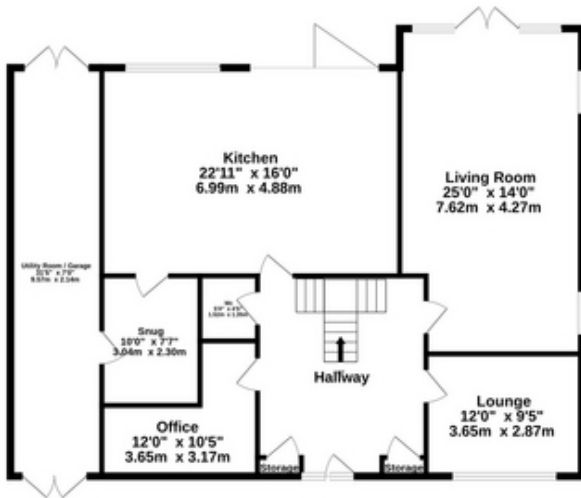
Bathroom 15'5" x 12'0" (4.7m x 3.66m)



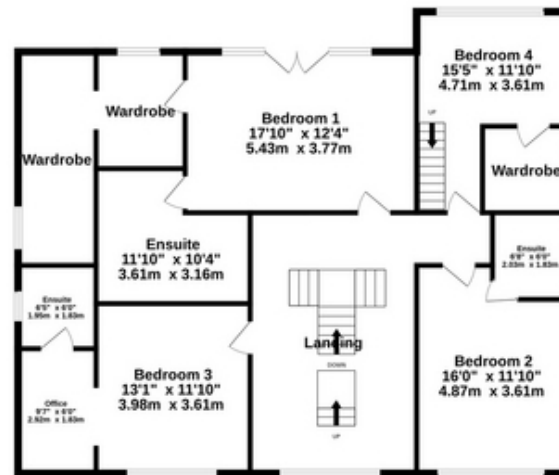


DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.

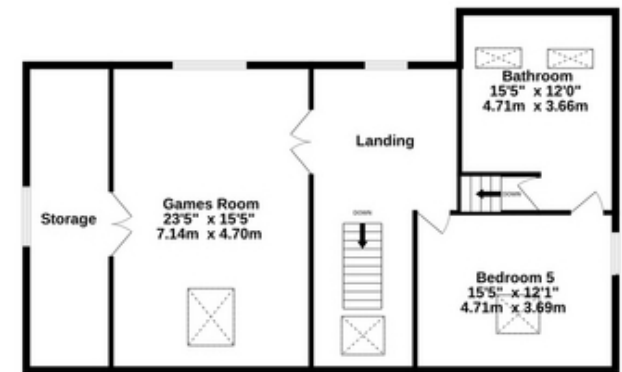
Ground Floor
1424 sq.ft. (132.3 sq.m.) approx.



1st Floor
1424 sq.ft. (132.3 sq.m.) approx.



2nd Floor
1113 sq.ft. (103.4 sq.m.) approx.



TOTAL FLOOR AREA : 3961 sq.ft. (368.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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