



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

Brink House, Bakestonedale Road, Pott Shrigley, Macclesfield, Cheshire, SK10 5RU

Lot 1: A magnificent opportunity to acquire a detached stone country property offering well balanced accommodation over two floors situated in the heart of the countryside along with four stone constructed stables, a 40m x 20m manege, secure room/workshop, and large timber field shelter set within approximately 4.25 acres (TBC) of grazing land and gardens. Additional land available.

*** Lot 2: IN ADDITION TO THE SALE IS A FURTHER 4 ACRES OF GRAZING LAND (TBC) ALONG WITH 7 INTERNAL STABLES AND TACK ROOM ACCESSED VIA ELECTRIC DOOR, AND AN UNDERGROUND SECURE CONTAINER. ALSO A 73FT GARAGE AGAIN WITH ELECTRIC DOOR. (GUIDE PRICE £300,000) ***

Guide Price £995,000

Constructed of stone, this substantial detached property offers the discerning purchaser a wonderful country home ready for immediate occupation. The accommodation briefly comprises on the ground floor an enclosed porch, 22ft dining hall with bi-folding doors to the sun terrace, substantial lounge, with feature fireplace, large breakfast kitchen enjoying shaker style units and built-in appliances, family room, laundry and WC. To the first floor the landing allows access to four bedrooms and two bathrooms (one en-suite). An oil fired central heating system has been installed.

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

The well maintained gardens are laid mainly down to lawn with well stocked borders, shrubs, stone flagged terraces and ample hardstanding for a number of motor vehicles. The gardens and ground extend to approximately 4.25 acres (TBC) and there are four stone constructed stables, secure workshop and a large timber field shelter. There is a 40m x 20m sand and rubber manege with floodlights.

Additional land available.

A special mention must be made to the superb views over the adjoining countryside towards Manchester City centre.

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

Directions: From Pott Shrigley primary school proceed up Bakestonedale road for approximately 1.5 miles where the property can be found on the right hand side.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

DINING HALL 22'5" x 11'7"

With two cast radiators, stairs to first floor, bi-folding door to garden, hardwood flooring.

LOUNGE 22'5" x 13'5"

With hardwood flooring, two cast radiators, Cheshire brick fireplace and hearth, cast stove, wonderful views.

BREAKFAST KITCHEN 22'4" x 13'8"

With shaker style units including base cupboards and drawers, wall cupboards and worktops, double Belfast sink unit, granite worktops, gas hob with extractor hood, combination microwave oven, oven/grill, American fridge freezer, matching cloaks cupboard, radiator, dining area, tiled floor with underfloor heating.

FAMILY ROOM 17'7" x 12'3"

With three cast radiators, views, access to the boiler room with oil fired central heating boiler, tiled floor, filtration system for water/borehole.

LAUNDRY 18'6" x 6'7"

With cloaks cupboard, hanging pegs for coats, shaker style units, plumbing for washing machine, Belfast sink, tiled floor, radiator.

WC

With low level WC, cast radiator, pedestal wash hand basin, tiled floor, tiled walls.

FIRST FLOOR

LANDING

With linen cupboard.

BEDROOM 1 22'5" x 13'6" (overall)

With two cast radiators, Oak floor, wonderful views, access to dressing room/bedroom 4.

EN-SUITE

With shower, Low level WC, pedestal wash hand basin, tiled walls, tiled floor, radiator/towel rail.

BEDROOM 2 13'7" x 11'1"

With fitted wardrobes, drawers and desk, radiator.

BEDROOM 3 13'9" x 10'10"

With radiator, delightful views, fitted wardrobes, desk and drawers.

BEDROOM 4/DRESSING ROOM 8'6" x 8'1"

With views, cast radiator, Oak floor.

BATHROOM/WC

With paneled bath, low level WC, shower, pedestal wash hand basin, radiator/towel rail, tiled walls, tiled floor.

OUTSIDE

Gardens and grounds extending to approximately 4.25 acres (TBC).

Four stone constructed stables (two at 12' x 12', one 14' x 12' and one at 13' x 10'5").

MANEGE 40m x 20m

Of sand and rubber with floodlighting.

Security cameras.

Tenure:

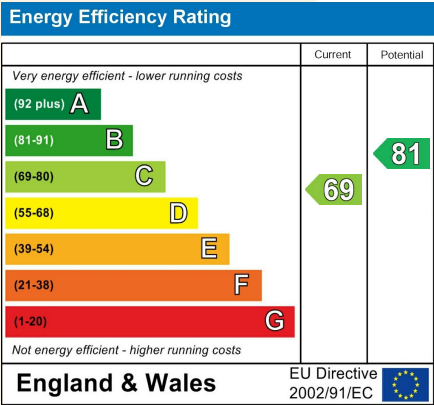
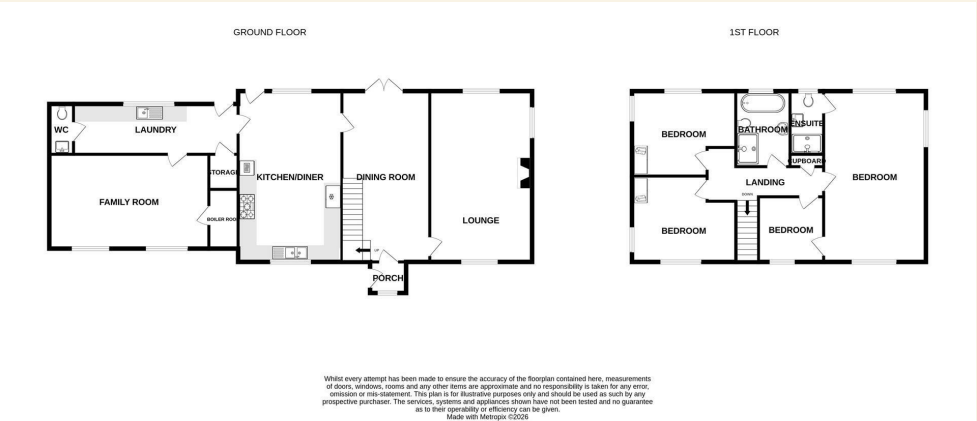
Freehold. Interested purchasers should seek clarification of this with their solicitor.

Viewings:

Strictly by appointment through the Agent.

Possession:

Vacant possession upon completion.



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MISDESCRIPTIONS ACT 1967

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