



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

Bell Farm, 21, Bluebell Lane, Tytherington, Macclesfield, Cheshire, SK10 2JL

A wonderful opportunity to acquire a period farmhouse occupying a quite lane yet within close proximity to local amenities including walking distance to both primary and secondary schools.

Guide Price £795,000

Constructed of stone, this delightful picturesque farmhouse offers the discerning purchaser a wonderful home with rooms of pleasing proportions occupying a quite lane close to local amenities. The accommodation briefly comprises on the ground floor an entrance vestibule, sitting room, a 27ft drawing room with double French doors to garden, dining room, delightful kitchen enjoying Oak units with granite worktops, inner vestibule with access to the first floor and lower ground floor, separate utility and a wonderful cloistered basement sitting room. To the first floor the large landing allows access to four double bedrooms and three bathrooms (two en-suite). A gas fired central heating system has been installed.

An internal inspection is highly recommended to appreciate the size, space and quality of this wonderful farmhouse.

The property enjoys gardens to both the front and rear laid mainly down to lawn with well stocked borders, shrubs, Astroturf area, mature and specimen trees including fruit trees, stone flagged and gravel terrace area. A double width driveway allows ample hardstanding for motor vehicles and there is a detached annexe/gym which was originally the garage which could be converted back subject to the prospective purchaser wishes.

Tytherington caters for most everyday needs, whilst more extensive facilities may be found in Prestbury, Macclesfield, Wilmslow and Alderley Edge, all within short driving distance. Access points to the national motorway network, Inter-City rail travel to London and Manchester International Airport are all within 30 minutes drive of the property.

Directions: From our Prestbury office proceed past St Peters Church bearing right at the railway station into Prestbury lane. Prestbury lane in turn leads into Heybridge lane continue to the T-junction with Manchester Road. Bear right towards Macclesfield turning right just before the Shell filling station into Bluebell lane. The property can be found after approximately 200 yds on the right hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE VESTIBULE

SITTING ROOM 13'7" x 13'5"

With radiator.

DRAWING ROOM 27' x 14'

Enjoying a brick fireplace with cast iron stove with living flame gas fire, two radiators, double French doors leading to the garden.

DINING ROOM 12'1" x 11'11"

With radiator.

KITCHEN 13'5" x 10'1"

With range of Oak units including base cupboards and drawers, wall cupboards and granite worktops, Rangemaster range with extractor hood, Belfast sink, tiled floor, stable door to garden.

INNER VESTIBULE

With stairs to first floor and stairs to the basement/sitting room, storage cupboard, tiled floor.

UTILITY 12' x 8'11"

With Belfast sink, fitted units including hardwood worktops, plumbing for washing machine, shelving, radiator, tiled floor.

BASEMENT/SITTING ROOM 12'1" x 11'1"

A beautiful room which has been fully tanked with cloistered ceiling, and natural light.

FIRST FLOOR

LANDING

A large landing area with radiator, access to roofspace.

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

With radiator, built-in wardrobes.

EN-SUITE 12' x 8'

With free standing bath, shower cubicle, low level WC, pedestal wash hand basin, radiator/towel rail, tiled floor, airing cupboard, lagged water cylinder.

BEDROOM 2 13'2" x 11'8"

With radiator.

EN-SUITE

With low level WC, shower cubicle, wash hand basin with storage cupboard below, radiator/towel rail, tiled floor.

BEDROOM 3 13'9" x 10'9"

With radiator.

BEDROOM 4 12'4" x 11'10"

With radiator.

BATHROOM/WC 9'11" x 9'2"

Enjoying free standing bath, shower cubicle, low level WC, pedestal wash hand basin, radiator/towel rail, tiled walls, tiled floor.

DETACHED GARAGE/GYM 16'8" x 15'4"

With Sauna.

Gardens as previously mentioned.

Tenure

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

Viewings

Strictly by appointment through the Agents.

Possession

Vacant possession upon completion.

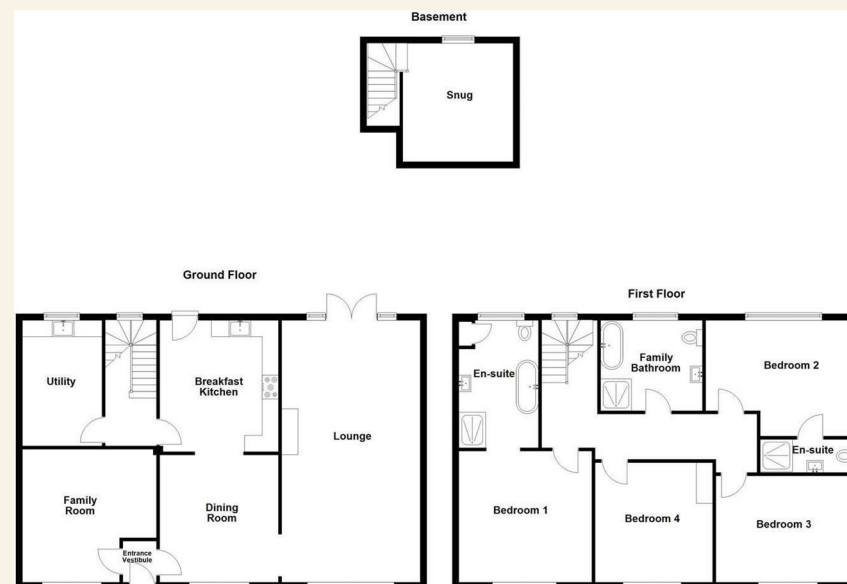
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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	69	
(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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