



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

Upton Hall Farm, 161, Prestbury Road, Macclesfield, SK10 4AA

A truly magnificent Grade II Listed 4 bedroomed, 4 bath spacious farmhouse, extending to approximately 4,500 sqft

Guide Price £1,295,000

Constructed of brick, this superb farmhouse offers the discerning purchaser a most prestigious home, occupying an idyllic location on the periphery of Prestbury village. With access via its own sweeping driveway and woodland coppice, you are immediately welcomed into the farmhouse by a 21ft reception hallway with feature open fireplace and boasting many original features, including the original staircase to the first floor. The hallway leads to a formal dining room, drawing room and a second sitting room with mezzanine level, w.c. and original stone steps down to a magnificent dining/kitchen and separate utility room. To the first floor the main landing allows access to three good sized bedrooms, all with en-suite facilities, with steps down to the mezzanine level, which is ideal for a study/office space, and steps down to a magnificent master bedroom suite with en-suite bathroom and access to the rear courtyard via an original outside stone staircase. A gas fired central heating system is installed.

There are gardens to the front of the property running adjacent to the access driveway down to Prestbury Road. To the rear is an enclosed patio area providing useful storage space. The property benefits from parking both to the front and rear that can accommodate multiple vehicles.

An internal inspection is highly recommended to appreciate the size, space and quality of the fixtures and fittings associated with this bespoke property.

The charming and historic village of Prestbury caters for most daily needs, whilst more extensive facilities may be found in 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 5 and 30 minutes drive of the property.

ACCOMMODATION

GROUND FLOOR

RECEPTION HALLWAY 21'3" x 15'7" (overall)

Featuring the original Grade II Listed staircase to the first floor, with under-stairs cupboard, attractive open fireplace, porcelain tiled flooring, sash windows to the front elevation, wall lights.

DINING ROOM 21'6" x 10'8"

With sash windows to front elevation, radiators, wall lights. Access to:

DRAWING ROOM 21'4" x 15'2"

Featuring the original open fireplace, double aspect sash windows to front elevation with a double glazed unit to the rear courtyard, porcelain tiled flooring, wall lights.

SITTING ROOM 29'1" x 12'4"

A light and airy room with French doors to the side elevation, radiators, feature mezzanine level with glass balustrade, wall lights, porcelain tiled flooring, original stone steps leading to:

DINING KITCHEN 33'8" x 15'1"

A magnificent dining kitchen with an excellent range of luxuriously fitted contrasting units including base cupboards and drawers, wall cupboards and storage units, large central island with Siemens 5 ring induction hob with remote control pop up extractor, wine fridge bar area, twin Siemens ovens, Siemens dishwasher, 1½ mat stainless steel sink unit with mixer tap, Corian work surfaces and upstand, large fitted fridge and freezer, ceiling spotlights, porcelain tiled floor, radiators. Boiler cupboard, meter cupboard.

Stair access to:

INNER HALLWAY

With radiator, access to:

UTILITY ROOM 10'1" x 9'8"

With excellent range of units including base cupboards, inset storage cupboards with hanging space. Space for automatic washing machine and tumble dryer, single stainless steel sink unit with mixer tap with tiled splashback, ceiling spotlights, porcelain tiled flooring. Access through to the courtyard.

WC 5'3" x 3'1"

Fitted with a vanity wash hand basin with store cupboard below, chrome mixer tap, low level WC, with hidden cistern and inset shelf, ceiling spotlights.

FIRST FLOOR

LANDING 24'7" x 2'7"

With ceiling spotlights, access to the mezzanine level.

BEDROOM 2 15'2" x 14'10"

A light and airy room with views over the front garden, with radiator, ceiling spotlights, access to loft space.

EN-SUITE BATHROOM 10'6" x 5'5"

Comprising fitted bath with feature waterfall chrome mixer tap with separate hand held shower attachment, vanity wash hand basin with waterfall mixer tap, drawer and shelving unit, low level WC with hidden system, double shower cubicle with rain shower and hand attachment, all with chrome fittings, fully tiled walls, tiled flooring, ceiling spotlights.

BEDROOM 3 15'3" x 15'4" (overall)

With fitted wardrobe, radiator, ceiling spotlights, views over front garden.

EN-SUITE SHOWER ROOM 7'7" x 5'7"

With double walk-in glass panelled shower unit with rain shower and separate hand attachment, vanity wash hand basin with chrome fountain mixer tap, storage drawer, tiered storage shelving, low level WC with hidden system, lime oak effect tiled flooring, part tiled walls, chrome heated towel rail, ceiling spotlights.

BEDROOM 4 15'4" x 10'7" (overall)

With radiator, ceiling spotlights, views over the front garden.

EN-SUITE SHOWER ROOM 6'5" x 5'9"

With double walk-in glass panelled shower unit with rain shower and hand attachment, all with chrome fittings, inset tiled storage shelf, vanity wash hand basin with storage drawer and chrome waterfall mixer tap, low level WC with hidden system, feature heating towel rail, part tiled walls, tiled floor, ceiling spotlights.

MEZZANINE LEVEL 12'5" x 12'1"

Ideal space for office/study area, with feature original solid oak ceiling beams, boiler cupboard, ceiling veluxes, ceiling spotlights. Stair access to:

MASTER BEDROOM 24'10" x 15'5"

With feature solid oak original ceiling beams and feature domed window to side elevation with double glazed doorway to side elevation with stone steps to rear courtyard, ceiling spots, radiators. Access to:

EN-SUITE BATHROOM 16'3" x 8'3"

A magnificently appointed master bathroom with twin vanity wash hand basins and drawer storage, chrome mixer taps, free standing oval bath with chrome waterfall tap, tiled inset shelving backdrop with spotlights, double walk-in shower cubicle with range shower and hand held chrome attachment, tiled inset shelving with spotlight, all finished with chrome fittings, low level WC with hidden cistern, with feature oak plinth storage with spotlight, part tiled walls, tiled floor, ceiling spotlights, feature exposed solid oak beams.

OUTSIDE

Gardens, courtyard and parking area, 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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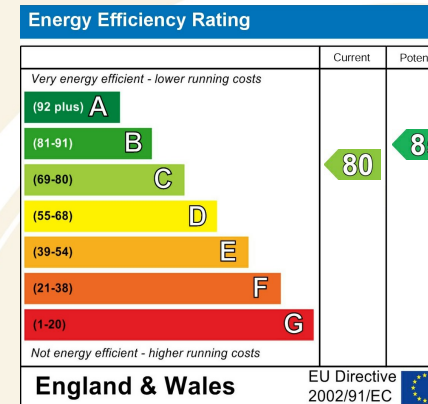
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