



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

Stake House End Farm, Chancery Lane, Bollington, Macclesfield, Cheshire, SK10 5BJ

A substantial stone and slate roof building built in the late 1990's and later transformed into a house, enjoying land and gardens extending to approximately 1.25 acres having the most magnificent views over open fields and countryside beyond yet located in the heart of Bollington village.

Guide Price £1,100,000

Constructed of stone this magnificent deceptively spacious detached building offers the discerning purchaser a wonderful home enjoying accommodation over two floors with the most magnificent views over open countryside and the hills beyond. The accommodation briefly comprises a 27ft living family room enjoying the most magnificent views, French doors leading to the patio, WC, 19ft dining kitchen with shaker style units with granite worktops and built-in appliances, separate utility. To the first floor the landing allows access to three/four bedrooms and two bathrooms. A gas fired central heating system has been installed.

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

The property is accessed via electric gate and leads to a gravel driveway allowing ample hardstanding for motor vehicles and easy access to the double attached garage with electrically operated up and over door. The gardens are beautifully landscaped enjoying lawns, borders, shrubs, mature and specimen trees, various stone patios, a raised fish pond with water feature and access to the paddock. In addition there is a farm gate which leads to stables and additional parking.

Viewers will find it hard to believe that this country property is located in the heart of Bollington/Kerridge, benefitting from everyday needs.

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

Directions: From our Bollington office proceed up High street to the junction with Chancery lane. Bear right where the property can be found set back on the left hand side just before Jackson lane/Grimshaw lane.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

With tiled floor, access to:

LIVING FAMILY ROOM 27'2" x 27'

With three radiators, French doors to sun terrace, magnificent views, stairs to first floor, understairs cupboard, opening through to kitchen.

WC

With low level WC, vanity wash hand basin, radiator.

DINING KITCHEN 19'9" x 13'3"

Enjoying shaker style units, with granite worktops, gas range with extractor hood, double Belfast sink, part tiled walls, radiator, dining area, pine paneled wall, door to outside.

UTILITY 10'7" x 6'7"

With plumbing for washing machine, stainless steel sink unit, fitted units, gas boiler, hanging pegs for coats, radiator, pantry and high pressure water tank.

FIRST FLOOR

GALLARIED LANDING 16'1" x 10'4" (overall)

A bright and spacious landing with seating area.

BEDROOM 1 17' x 12'3" (plus wardrobe recess)

A range of fitted wardrobes, radiator, fabulous views.

EN-SUITE 12'2" x 7'8"

Paneled bath with overhead shower, pedestal wash hand basin, low level WC, radiator/towel rail, part tiled walls, part paneled wall.

BEDROOM 2 14' x 10'9" (including wardrobe recess)

With wardrobes, radiator, fabulous views.

EN-SUITE

Paneled bath, low level WC, pedestal wash hand basin, radiator/towel rail, tiled walls.

BEDROOM 3/4 22'2" x 13'6"

This room has been designed to be split into two bedrooms and has exposed floorboards, two radiators, airing cupboard with emersion heater.

GARAGE 23'9" x 17'2"

With twin electric up and over doors, power and light, water tap.

Tenure:

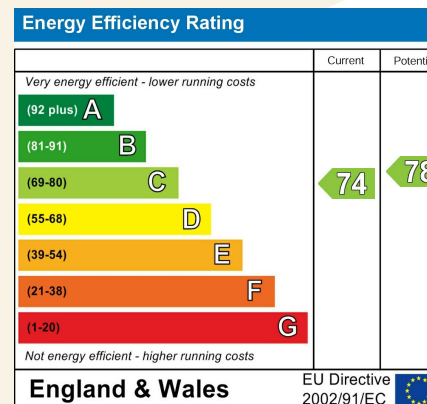
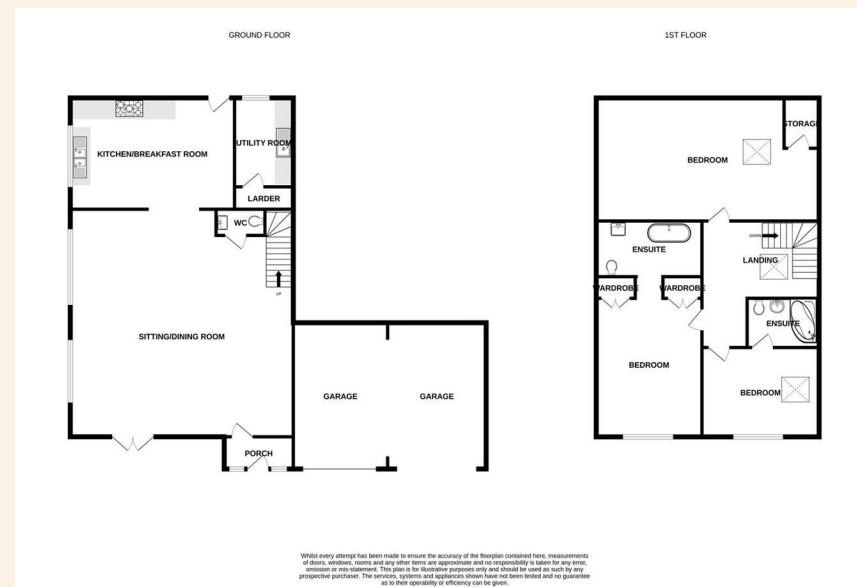
Freehold. Interested purchasers should seek clarification of this with their solicitor.

Viewings:

Strictly by appointment through the Agents.

Possession:

Vacant possession upon completion.



PRESTBURY OFFICE:

THE VILLAGE,
PRESTBURY,
CHESHIRE SK10 4DG

TELEPHONE: 01625 828254
FACSIMILE: 01625 820019

HEAD OFFICE:

16 HIGH STREET,
BOLLINGTON,
MACCLESFIELD,
CHESHIRE, SK10 5PH
TELEPHONE: 01625 560535
FACSIMILE: 01625 574445

MISDESCRIPTIONS ACT 1967

These particulars, whilst believed to be accurate are set out for guidance only and do not constitute any part of any offer or contract – intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise to their accuracy. No person in the employment of Holmes-Naden Estate Ltd. has the authority to make or give any representation or warranty in relation to the property.



