



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

2, Clough Bank House, Bollington, Cheshire, SK10 5NZ

A superb period semi detached home occupying a delightful semi rural location. Extensive accommodation. Beautifully landscaped grounds.

Asking Price £850,000

Constructed circa 1870 this magnificent semi detached property exudes a wealth of charm and character. The accommodation which still retains many of its original features briefly comprises on the ground floor entrance hall, sitting room with delightful views towards the rear garden, breakfast kitchen, utility room, superb lounge measuring 28 foot, original grand entrance hall with staircase off and access to the half cellar. There is a fully converted outbuilding offering a guest bedroom with en-suite or alternatively games room/studio. The first floor comprises of the master bedroom and en-suite and two further good sized bedrooms, shower room and family bathroom. The second floor comprises of a further three double bedrooms.

A gas fired central heating boiler has been installed which is still covered by a guarantee.

An internal inspection is highly recommended to appreciate the superb room sizes and also the charm and character that Clough Bank House has to offer.

The property is approached by a deep sweeping driveway leading to the forecourt providing parking facilities. The private garden extends to a good size and is laid mainly down to lawn with borders, shrubs, ornamental pond, specimen and mature trees and rockery. There is fabulous woodland "orchard" area immediately on the left as you come up the drive, which provides superb seclusion and is shared with No 1 Clough Bank House. There is a solar hot water heating system on the roof.

A special mention must be made of the views over the adjoining farmland and countryside beyond.

There is a wide range of shopping, travel, educational and recreational facilities available in Bollington and nearby Macclesfield.

Directions:

From our Bollington Office proceed towards Macclesfield for approximately one mile, turning left into Grimshaw Lane opposite the Tesco Express. Bear right before the aqueduct bridge and the turning to the Adelphi Mill into Clough Bank. Continue to the end of Clough Bank bearing left through the private gate post to Clough Bank House, where the property can be found at the head of the drive.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Built in cloaks cupboard, double radiator in attractive cabinet, electric meter, wall light point.

SITTING ROOM 18'4 x 16'2

With delightful views over the garden and countryside beyond, picture window and patio walls to garden, four wall light points, skylight, porthole window, double radiator.

BREAKFAST KITCHEN 17'4 x 14'2

Comprising an excellent range of base, eye level and drawer units, double bowl stainless steel sink unit with mixer tap, Range cooker with extractor hood over, integrated fridge freezer, built in larder, integrated dishwasher, attractive beamed ceiling, tiled floor with electric heating.

UTILITY ROOM 9'3 x 7'3

Range of base and eye level units, single drainer sink unit with mixer tap, wall mounted gas fired central heating boiler, plumbing for washing machine, part tiled walls, tiled floor, door to outside, two skylights.

SUPERB SITTING ROOM 28'2 x 13'4

Attractive feature fireplace with marble inset and hearth and open flue, deep built in cupboard with shelving, original picture rails and ceiling cornices, three double radiators, windows to two elevations.

GRAND HALL

With staircase off, access to half cellar with stone flagged floor and stone shelving, second electric meter.

CLOAKROOM

With low level WC, wall mounted wash basin with mixer tap, and expel air extractor fan.

GAMES ROOM/ STUDIO/ BEDROOM 14'11 x 12'7

Three wall light points, French doors to outside, two wall mounted electric heaters, deep built in cupboard.

EN-SUITE SHOWER ROOM

Shower cubicle, pedestal wash hand basin, low level WC, wall mounted towel rail, part tiled walls.

FIRST FLOOR

LANDING

Deep built in wardrobes, double radiator.

BEDROOM ONE 16'7 x 12'2

Comprising an excellent range of built in furniture, including three double and one single wardrobe, drawer unit, double radiator, windows to two elevations.

EN-SUITE BATHROOM

Comprising shower cubicle, low level WC, panelled bath, heated towel rail.

BEDROOM TWO 13'5 x 11'2

Windows to two elevations, radiator.

SHOWER ROOM

Shower cubicle, pedestal wash hand basin, chrome heated towel rail, part tiled walls.

FAMILY BATHROOM

Comprising panelled bath, pedestal wash hand basin, low level WC, double radiator, part tiled walls.

BEDROOM THREE 13'4 x 10'6

Double radiator.

STAIRCASE

Leading to second floor.

BEDROOM FOUR 14'8 x 9'2

Windows to two elevations, double radiator.

BEDROOM FIVE 18'3 x 11'8

Deep eaves storage, two sky lights, double radiator, open to:

BEDROOM SIX 11'6 x 11'3

Deep eaves storage, built in cupboard housing hot water tank, double radiator.

OUTSIDE

Gardens as previously mentioned.

PARKING

For several motor vehicles.

GREENHOUSE**COUNCIL TAX**

BAND F.

VIEWINGS

Strictly by appointment through the Agents.

TENURE

We have been advised that the property is Freehold and free from Chief Rent.

POSSESSION

Vacant possession upon completion.

PRESTBURY OFFICE:

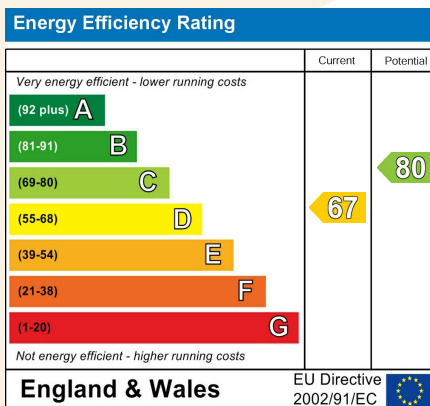
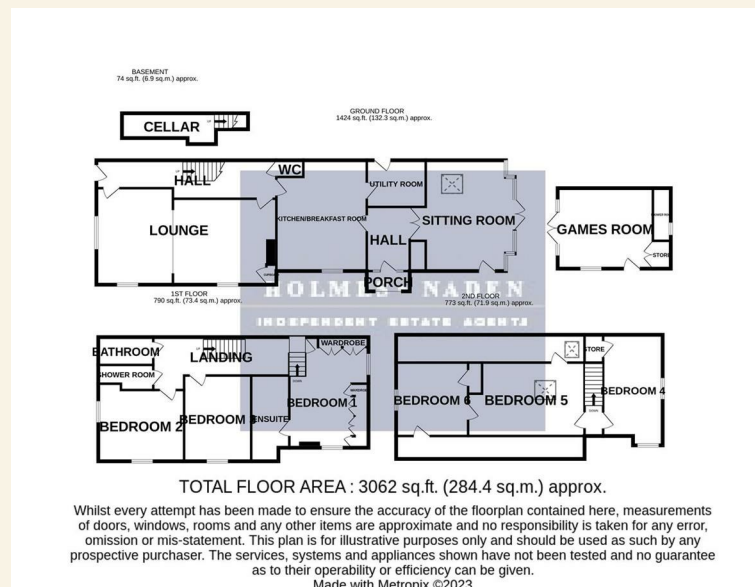
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**MISDESCRIPTIONS ACT 1967**

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