



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

Bridge House, Windmill Lane, Kerridge, Cheshire, SK10 5AZ

A magnificent 5 bedroom, stone detached home set within beautiful gardens and woodland. extending to approximately 3 acres.
Detached stone outbuilding. Single Garage . Double carport.

£795,000

Bridge House is a unique stone detached property offering a most delightful sanctuary set within lush gardens and 3 acres of woodland. The winding driveway leads to a detached double carport with an additional single garage attached to the house.

Immaculately presented, the home provides substantial accommodation with three bedrooms to the ground floor and two to the first. On entering through the porch, a beautiful Shaker style kitchen leads into a breakfast room and by its side an elegant dining room. A large living room and conservatory look across to the garden. In addition to the family bathroom with separate WC downstairs, there is an en-suite shower room to the large first floor bedroom. The other bedroom to the first floor leads into a useful dressing room with ample storage space.

Outside the property enjoys a beautiful setting within 3 acres of garden , woodland and undulating grounds. In addition to the garages, the house is enveloped by formal gardens with an abundance of shrubs, flowers and tree lined views. There is also a stone built workshop on a separate piece of land with potential for conversion to an office or studio.

The ground extends to provide potential for an in and out driveway with a gated exit or entrance further down Windmill Lane.

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

ACCOMMODATION

GROUND FLOOR

PORCH

Shelving storage

KITCHEN 12'2 x 11'5

Central island, hand painted shaker style units, Granite worktops, Neff oven, hob, dishwasher, fridge freezer, space for washing machine, Karndean flooring, column radiator, plantation shutters.

BREAKFAST DINING ROOM 11'5 x 8'11

Karndean flooring, double radiator, plantation shutters.

LOUNGE 21'4 x 15'1

Feature bespoke fireplace made with local Kerridge sandstone, two double radiators, plantation shutters.

HALLWAY

FORMAL DINING ROOM 12' x 11'6

Karndean flooring.

CONSERVATORY 16' x 9'11

Double radiator.

FAMILY BATHROOM

Panelled bath, wash hand basin, shower cubicle, low level WC, chrome heated towel rail.

SEPARATE WC

BEDROOM 1 15'2 x 13'11

Single radiator, built in wardrobes.

BEDROOM 2 12'2 x 11'2

Single radiator, two double and one single wardrobe.

BEDROOM 4 11'6 x 7'9

Double radiator.

FIRST FLOOR

LANDING

BEDROOM 3 13'8 x 12'6

Radiator.

EN-SUITE SHOWER ROOM

Comprising shower cubicle, vanity wash hand basin with cupboards below, low level WC, chrome heated towel rail, skylight.

BEDROOM 5 13'3 x 12'6

With radiator and door leading to:

DRESSING ROOM 11'7 x 8'5

With radiator.

OUTSIDE

GROUNDS & GARDENS

As previously mentioned.

DETACHED CARPORT 18'11 x 18'3

ATTACHED SINGLE GARAGE 17'8 x 10'9

POSSESSION

Vacant possession upon completion.

TENURE

We have been advised that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

VIEWINGS

Strictly by appointment through the Agents.

COUNCIL TAX

BAND F

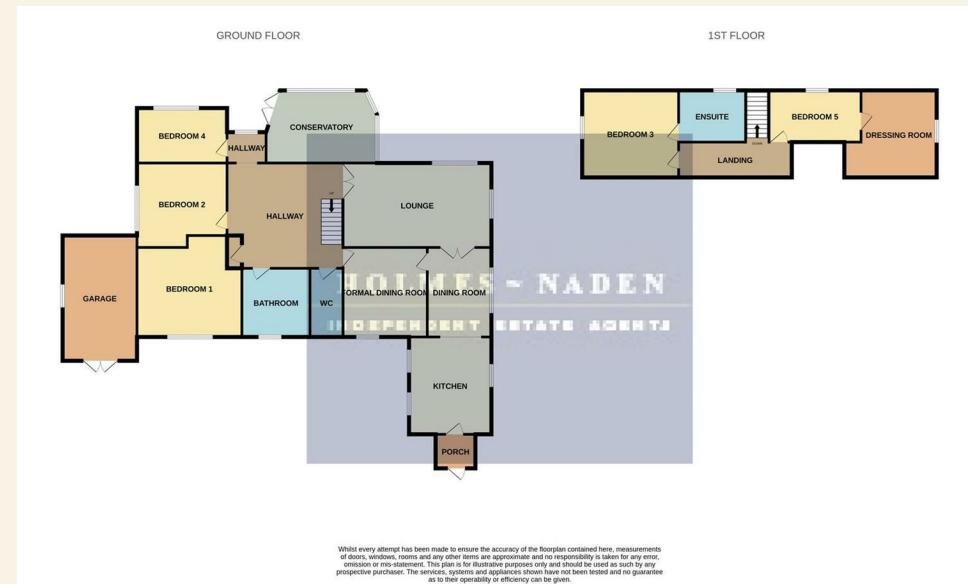
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. This floorplan is for illustrative purposes only and should be used as such. Any prospective purchaser: The services, systems and appliances shown have not been tested and no guarantee as to their condition is given. Made with Metropix C2020

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	37	64
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



MISDESCRIPTIONS ACT 1967

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