



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

Dormer House, Dumbah Lane, Bollington, Macclesfield, SK10 5AB

A stunning beautifully extended and renovated detached family property occupying an idyllic location with open aspect to both the front and rear and yet within short distance of both Bollington town and Prestbury village.

Guide Price £1,250,000

Constructed of brick with part rendered elevations, this stunning detached property offers the discerning purchaser a wonderful family home which has been beautifully extended and renovated enjoying a semi rural location yet within close proximity of local amenities. On entering the property you are immediately welcomed by a bright and spacious reception hall which allows access to a WC, wonderful drawing room with open fire, lovely sitting room with contemporary media wall and fireplace, inner hallway, study, a 32 foot living family kitchen enjoying shaker style units with Corian worktops and matching central island/breakfast bar and separate utility. To the first floor the landing allows access to five double bedrooms, three bathrooms (two en-suite). The property benefits from a gas fired central heating system.

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

Dormer House enjoys large gardens to both the front and rear, with the deep front garden laid mainly down to lawn with well stocked borders, shrubs and mature trees. The adjacent driveway allows ample hard standing for a number of vehicles and there is a garage. The rear garden again is of excellent size laid mainly to lawn with well stocked borders, shrubs and patio areas. A special mention must be made to the fabulous views to both the front and rear.

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, InterCity 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 bridge into Prestbury lane. Prestbury lane in turn leads into Heybridge lane and continue to the T-junction with Manchester road. Bear right towards Macclesfield turning first left into Dumbah lane where the property can be found after approximately 400 yards on the left hand side.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

With tiled floor.

RECEPTION HALL

With two radiators, stairs to first floor, cloaks cupboard with shelving, range of built in shaker style units with shelving for shoes, hanging rails for coats and drawers.

WC

With low level WC, wash hand basin, radiator.

UTILITY

With matching units. quartz worktops, Belfast sink, plumbing for washing machine, built-in fridge.

DRAWING ROOM 18'6" x 14'6" (overall)

With feature fireplace with open grate, radiator, French doors to garden, open views to both the front and rear.

SITTING ROOM 18'1" x 12'4"

With two radiators, media wall with contemporary electric fire, open views.

STUDY 14'7" x 8'10"

With radiator, meter cupboard, lovely views.

LIVING FAMILY KITCHEN 32'5" x 13'8"

Enjoying shaker style units including base cupboards and drawers, wall cupboards and Corian worktops, double bowl sink unit, dishwasher, pantry units, double oven/grill, microwave, fridge, freezer, fridge/freezer, matching central island/breakfast bar, ceramic hob with extractor hood, radiator, tiled floor, dining family area, French doors to garden.

FIRST FLOOR

LANDING

With radiator, airing cupboard with shelving and high pressure water cylinder.

BEDROOM 1 13'9 x 11'10"

With radiator, open aspect, access to:

DRESSING ROOM

With hanging rails, drawers, radiator, access to:

ENSUITE

With shower, wash hand basin, low level WC, radiator/towel rail, tiled walls and tiled floor.

BEDROOM 2 12'11" x 11'5"

With radiator, open aspect, access to:

ENSUITE

With shower, wash hand basin with drawers below, radiator/towel rail, low level WC, tiled walls and tiled floor, access to:

BEDROOM 3 12'6" x 11'4"

With radiator, open aspects.

BEDROOM 4 15'7" x 9' (average measurements)

Enjoying an open aspect, radiator, double built-in wardrobes.

BEDROOM 5 10'1" x 8'5"

With radiator, feature panelled wall, delightful open aspect.

BATHROOM/WC

With panelled bath, low level WC, bidet, shower, wash hand basin, radiator/towel rail, tiled walls and tiled floor.

OUTSIDE

Large gardens as previously mentioned. Ample hard standing.

GARAGE/WORKSHOP 19' x 8'4"

With electric up and over door, power and light.

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:

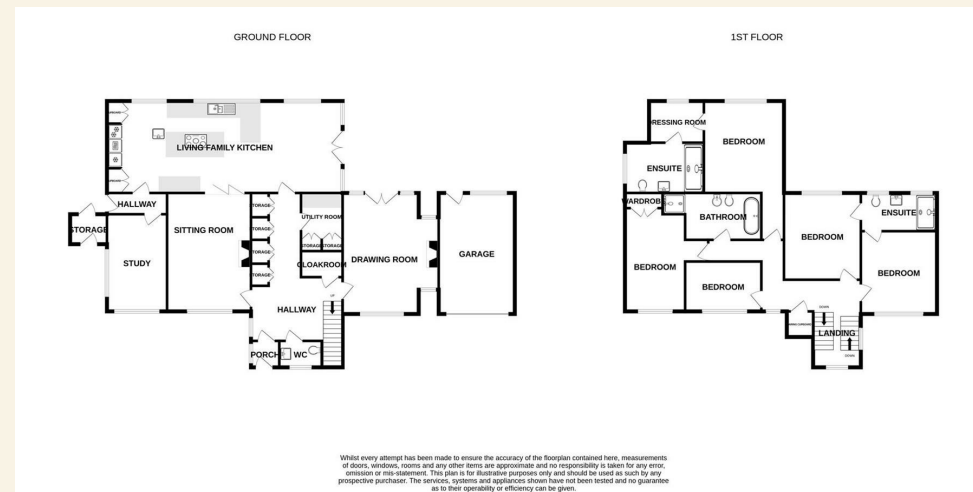
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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	71
(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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