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SALE

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Needhams Farm, Kettlethulme, SK23 7EH

Stunning 360° countryside views

Elevated rural position above Kettlethulme

Wrap-around gardens with wildflower paddock

Three-bedroom, three-bathroom detached

Private spring water supply with new filtration system

Outbuildings with potential for further accommodation (subject to permissions)

Nestled on the hillside above the picturesque village of Kettlethulme, Needhams Farm is an idyllic three-bedroom, three-bathroom detached residence occupying an elevated position on a quiet country lane, enjoying spectacular 360° countryside views. This well-maintained property benefits from its own private water supply from a natural spring and a recently installed water filtration system. Offering scope to personalise, the outbuildings provide potential for additional accommodation, a home office or holiday let, subject to permissions. The wrap-around gardens are predominantly laid to lawn, with a patio, seating areas and a small wildflower paddock, ideal for keeping chickens and other small animals. Despite its peaceful rural setting, Whaley Bridge is just a five-minute drive away, offering shops, supermarkets and rail links to Manchester, Sheffield and Macclesfield, while the surrounding area boasts stunning walks, including Windgather Rocks, the Goyt Valley, Taxal and Buxton.

Asking Price

£595,000

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ENTRANCE PORCH

1.4m (4' 7") x 0.97m (3' 2")

Double glazed windows and door.

ENTRANCE HALL

2.01m (6' 7") x 4.06m (13' 4")

Wood-effect flooring, double-glazed front door, storage cupboard with hinged and latched door housing the electric meter and fuse box, two ceiling lights, wall light, ample power points, electric wall heater and carpeted open-tread staircase leading to the first floor.

LIVING ROOM

4.65m (15' 3") x 4.14m (13' 7")

Hinged and latched door leading into a spacious living room, with double-glazed windows to the front and rear, carpeted flooring, stone hearth with cast iron fireplace, wall-mounted electric heater, two ceiling lights and TV point.

DINING ROOM

2.84m (9' 4") x 4.11m (13' 6")

Double-glazed door leading from the kitchen into the dining room, with wood-effect flooring, attractive log-burning stove, double-glazed window to the front elevation, ceiling light and wall-mounted electric heater.

BREAKFAST KITCHEN

3.76m (12' 4") x 4.22m (13' 10")

Double-glazed windows to the front elevation enjoying views towards Bowstones and Lyme Park, together with a double-glazed door and window to the side elevation with deep sills. The kitchen is fitted with a Rangemaster five-ring gas hob, two electric ovens and grill with extractor hood, electric griddle hob and extractor, centre island unit with breakfast bar, white base and eye-level units with black marble-effect worktops, fully tiled walls and floor, and 16 ceiling spotlights.

UTILITY ROOM

3.20m (10' 6") x 2.95m (9' 8")

Double-glazed door from the driveway, tiled floor and walls, corner cupboard housing additional fuse box and stop cock, white base units with black marble-effect worktops, double-glazed windows to the rear and side elevations with deep sills, stainless steel single drainer sink unit with mixer tap, space for fridge freezer, plumbing for dishwasher and washing machine, recess for tumble dryer, and wall-mounted electric heater. All appliances are available by separate negotiation.

Floorplans



DOWNSTAIRS SHOWER ROOM

W.C., vanity wash hand basin, corner shower cubicle with electric shower, tiled floor and walls, three ceiling spotlights, extractor fan and centre ceiling light.

LANDING/DRESSING AREA

2.84m (9' 4") x 1.65m (5' 5")

Double-glazed window to the rear elevation, ceiling light, step up to inner landing/dressing area with built-in base storage cupboards, wall-mounted electric heater, wall light and power points.

MASTER BEDROOM

3.78m (12' 5") x 4.27m (14' 0")

Double aspect room with double-glazed windows to the front and rear elevations with deep sills, vaulted ceiling with exposed beams, centre ceiling light, two wall lights, TV point, radiator heated by the kitchen AGA, wall-mounted electric heater, four double power points with USB charging points and carpet flooring.

ENSUITE SHOWER ROOM

Shower cubicle with sliding door and electric Triton shower, W.C., vanity wash hand basin, wall-mounted mirror with shaver point and light, wall-mounted Dimplex heater, tiled-effect flooring, fully tiled walls, ceiling extractor, loft access and six ceiling downlights.

BEDROOM 2

4.67m (15' 4") x 4.37m (14' 4")

Good-sized bedroom with double-glazed window to the front elevation, sloping eaves, ceiling light, carpet flooring, TV point, wall-mounted electric heater and three double power points with USB charging points.

FAMILY BATHROOM

Step up to a claw and ball free-standing roll-top bath with mixer taps and handheld shower attachment, W.C., pedestal wash hand basin, wall-mounted mirror with light and shaver point, and Dimplex wall heater.

BEDROOM 3

2.84m (9' 4") x 2.51m (8' 3")

Double-glazed window to the front elevation, ceiling light, carpet flooring, wall-mounted electric heater and built-in cupboard housing the water tank, with hanging rail and shelving.

OUTBUILDING 1

4.42m (14' 6") x 3.10m (10' 2")

UPVC door with step up into a spacious room offering excellent potential for conversion into additional accommodation, playroom, office or guest room, subject to the necessary planning permissions. Double-glazed window overlooking the side garden, power and lighting, exposed beams and wall-mounted electric heater.

OUTBUILDING 2

2.24m (7' 4") x 3.05m (10' 0")

UPVC door leading to storage outhouse, with fitted shelving, lighting and power.

OUTBUILDING 3

2.41m (7' 11") x 1.14m (3' 9")

UPVC door leading to the outhouse housing the recently installed water filtration system, still under warranty.

SINGLE GARAGE

4.32m (14' 2") x 2.6m (8' 6")

Single garage with up-and-over door

GARDEN AND PARKING

The wrap-around gardens are mainly laid to lawn, with numerous seating areas to enjoy the gardens and far-reaching views. There is ample hardstanding providing parking for several vehicles, together with a single garage.

SMALL PADDOCK

The well-fenced rear paddock is currently enjoyed as a wildflower meadow, with potential for keeping small livestock such as sheep, chickens or other animals.

Disclaimer

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Disclaimer.

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exchange of contracts.