



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

Watermeetings, Roundy Lane, Adlington, Cheshire, SK10 4JZ

A superb opportunity to acquire a substantial detached family property in need of some modernization enjoying gardens extending to approximately 0.5 acres with grazing land extending to approximately 7.5 acres.

Guide Price £885,000

Constructed of brick, this substantial detached property offers the discerning purchaser a wonderful family home in need of some modernization enjoying a delightful location within short driving distance of Prestbury, Poynton and Bollington. The accommodation briefly comprises on the ground floor an entrance hall, WC, 18ft lounge, inner vestibule with second staircase to first floor, family room, dining room, breakfast/kitchen and separate utility. To the first floor the landing allows access to four bedrooms and two bathrooms. An oil fired central heating system has been installed.

The property enjoys large gardens extending to approximately half an acre laid mainly down to lawn, mature and specimen trees, patio areas and a delightful babbling brook running down the side of the Southern boundary.

In addition to the sale of the property there is a wonderful and picturesque paddock extending to approximately 7.5 acres (TBC), ideal for any buyers with equestrian interests.

Adlington is a delightful rural location with a wide range of shopping, travel, educational and recreational facilities available in nearby Macclesfield and Bollington. Access to the national motorway network, Manchester International Airport and Inter-City rail links to London are all within 5 and 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. Bear left into the continuation of Prestbury lane to the T-junction with London road. Turn left in the direction of Poynton until you reach the traffic lights adjacent to The Legh Arms public house. Bear right into Brookledge lane passing Adlington primary school turning next left into Roundy lane where the property can be found after a short distance on the left hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

With radiator, stair to first floor.

WC

With low level WC, wash hand basin with store cupboard below.

LOUNGE 18'1" x 14'9" (overall)

Enjoying feature fireplace, patio doors to garden.

INNER VESTIBULE

With a second staircase leading to first floor, door to side garden.

FAMILY ROOM 14'3" x 13'2"

Enjoying period fireplace and hearth, radiator, fitted Oak furniture.

DINING ROOM 13'10" x 14'1" (narrowing down to 8'3")

With radiator, door to vestibule.

BREAKFAST/KITCHEN 14'5" x 13'

Enjoying laminate units, two radiators, dining area, under stairs cupboard, pantry cupboard.

UTILITY 8'7" x 6'10"

With plumbing for washing machine, wash hand basin, door to garden.

FIRST FLOOR

LANDING

With access to roof space, linen cupboard, airing cupboard with lagged hot water cylinder.

BEDROOM 1 12'9" x 12'7" (approximate measurements)

With radiator, built-in wardrobes.

BEDROOM 2 14'9" x 11'

With radiator, delightful twin aspect.

BEDROOM 3 10' x 8'4"

With radiator, wonderful views.

BATHROOM/WC

With paneled bath, vanity wash hand basin with store cupboards below, low level WC, radiator.

SECOND LANDING

With stairs leading down to the ground floor.

BEDROOM 4 14'3" x 13'3"

With radiator, exposed floorboards, cast fireplace, delightful twin aspect.

EN-SUITE

With shower, vanity wash hand basin with store cupboards below, low level WC, access to the main landing.

OUTSIDE

Gardens and land as previously mentioned.

DETACHED GARAGE 16'10" x 15'6"

With 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:

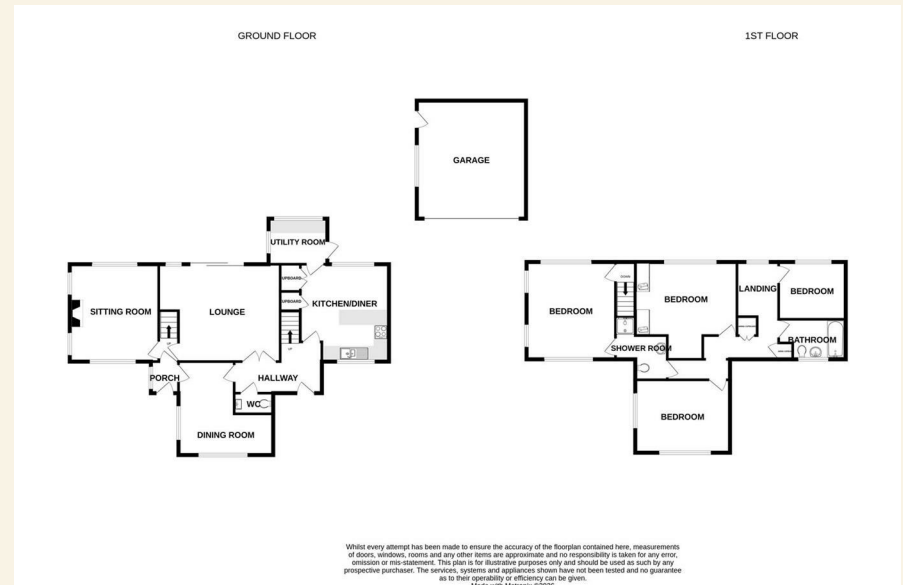
THE VILLAGE,
PRESTBURY,
CHESHIRE SK10 4DG

TELEPHONE: 01625 828254

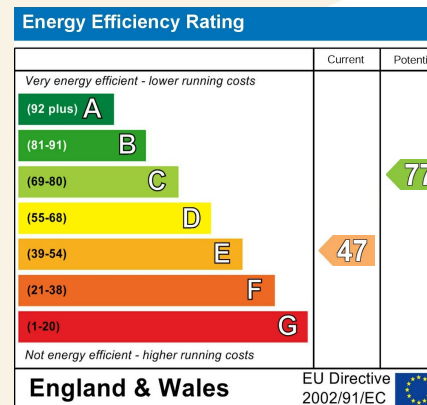
FACSIMILE: 01625 820019

HEAD OFFICE:

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



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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026



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.

