



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

Smithy Lane Farm, Smithy Lane, Rainow, Cheshire, SK10 5UP

A substantial charming farmhouse with adjoining annexe and detached double garage enjoying stunning country gardens and land extending to approximately 3.3 acres.

Guide Price £1,250,000

Constructed of stone this unique restored farmhouse offers the discerning purchaser an opportunity to acquire a wonderful family home originally dating back to 1772 with later extensions. The property offers a wealth of charm and character and many original features are evident throughout including oak stairways, beamed ceilings, solid oak latched doors, windows with stone sills taking advantage of the views over the magnificent gardens and land.

On entering the property you are immediately welcomed by an inviting hallway with oak staircase leading to the first floor, superb bright and airy drawing room leading to an orangery, utility room, kitchen with AGA and cloakroom together with a good sized dining room, spacious study and basement. At first floor level the landing allows access to a principle bedroom with en-suite bathroom, four further good sized bedrooms (one en-suite), family bathroom, study area and seating area. Particular mention must be made of the adjoining annexe which incorporates an entrance hall, cloakroom, superb games room/gym. The whole of the accommodation is warmed by gas fired central heating systems.

Outside, the property is approached by a gated deep driveway which allows ample hardstanding for a number of motor vehicles and easy access can be obtained to the double detached garage and outbuilding. There are beautiful landscaped wrap around gardens surrounded by dry stone walling and stone stairways, sweeping lawns, a good sized levelled grassed area suitable for a number of recreational activities, stone paved patio areas and abundantly stocked flower borders, mature and specimen trees all of which enjoy outstanding views over undulating countryside with an additional 2 acres of land with stable adjoining the gardens. Smithy Lane Farm fringes the National Park.

We would strongly recommend an internal inspection of this delightful farmhouse in order to fully appreciate the fine merits it has to offer.

There is a wide range of shopping, travel, educational and recreational facilities available in nearby Macclesfield. Access points to the national motorway network,

Inter-City rail travel to London and Manchester International Airport are all within 10 and 30 minutes drive of the property.

Directions:

From the Tesco Superstore in Macclesfield proceed up Hurdsfield Road in the direction of Rainow. Continue through Rainow Village turning left just before Robin Hood Public House into Smithy Lane. Smithy Lane Farm can be found after a short distance along on the right hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH

Stone floor.

ENTRANCE HALL

With superb oak staircase off, two column radiators, deep under stairs storage cupboard with electric light, additional built in cupboard.

DRAWING ROOM

26'8 x 13'10

A stunning room with a wealth of beams, attractive fireplace, incorporating log burning stove, stone window sills, two wall light points, two column radiators.

ORANGERY

14'5 x 11'7

Travertine floor, French door to outside and views over the garden.

UTILITY ROOM

14'2 x 9'3

Comprising an excellent range of base units and drawers, Formica working surfaces, combination gas fired central heating boiler, plumbing for washing machine, space for

dryer, single drainer stainless steel sink unit with mixer tap, stable door to outside, built in cupboard.

KITCHEN

13'7 x 13'7

Comprising an excellent range of base, eye level and drawer cherry wood units, granite working surfaces, two inset stainless steel sink units, integrated dishwasher, gas fired four oven AGA with attractive tiled splashback, built in microwave, space for fridge freezer, serving hatch to dining room, Quarry tiled floor.

SNUG

11' x 9'9

Extensive range of solid oak units comprising cupboards and shelves, single radiator.

CLOAKROOM

Comprising low level WC, pedestal wash hand basin.

INNER HALL

Leading to:

BASEMENT

12'11 x 8'5

With stone steps, electric light and power.

DINING ROOM

21'0 x 12'0

A superb entertaining room with stone sills, beamed ceiling, parquet floor, two double radiators.

STUDY

17'1 x 9'3

Comprising a range of solid oak fitted furniture incorporating desk unit, cupboards, book shelves, drawers and display cabinet, two double radiators, French doors to outside.

FIRST FLOOR

LANDING

Approached by an oak staircase and balustrades, picture window taking advantage of the far reaching views, two wall light points, access to loft housing header tank.

PRINCIPAL BEDROOM

14'5 x 14'1

Windows to two elevations with stone sills, walk in closet with hanging space, shelving and oak doors, wealth of beams, two wall light points, column radiator.

EN-SUITE BATHROOM

11'10 x 7'8

Comprising panelled bath, pedestal wash hand basin, low level WC, single radiator.

BEDROOM TWO

13'5 x 13'1

Built in wardrobes, vanity unit with cupboards below, beamed ceiling, two wall light points, single radiator.

FAMILY BATHROOM

Comprising panelled bath with shower attachment, pedestal wash hand basin, low level WC, shower cubicle, airing cupboard housing hot water cylinder, chrome heated towel rail.

BEDROOM THREE

13'9 x 10'4

Windows to two elevations, views over the garden, built in wardrobes, single radiator.

EN-SUITE SHOWER ROOM

Comprising shower cubicle, pedestal wash hand basin, low level WC, single radiator.

SEATING AREA

Single radiator.

INNER LANDING

Access to main loft area.

STUDY

10'2 x 8'11

Built in desk with drawers to side and shelving, built in cupboard with hanging space and cupboard over, double radiator.

BEDROOM FOUR

16'8 x 9'

Windows to three elevations, views, two double radiators, access to secondary loft area.

BEDROOM FIVE

12' x 11'3

Built in wardrobes with cupboards over, double radiator, views.

ADJOINING ANNEXE

With separate access from the garden. Comprising:

HALL

Wood floor, double radiator.

CLOAKROOM

Comprising low level WC, vanity wash hand basin, tiled floor, half tiled walls, double radiator.

GAMES ROOM/GYM

20'7 x 7'2

Wood floor, two double radiators, two skylights, windows to two elevations, French doors leading to the garden.

OUTSIDE

Gardens and 2 acre field with stable as previously mentioned.

DETACHED STONE GARAGE

21'3 x 20'4

Two electric up and over doors, mezzanine level with extensive storage, EV charger, gas fired central heating boiler for the annexe.

STONE STORE**SEPTIC TANK****FORMAL GARDENS AND LAND**

As previously mentioned.

SMALL STABLE

Giving the purchaser the potential to accommodate a horse.

POSSESSION

Vacant possession upon completion.

VIEWINGS

Strictly by appointment through the Agent.

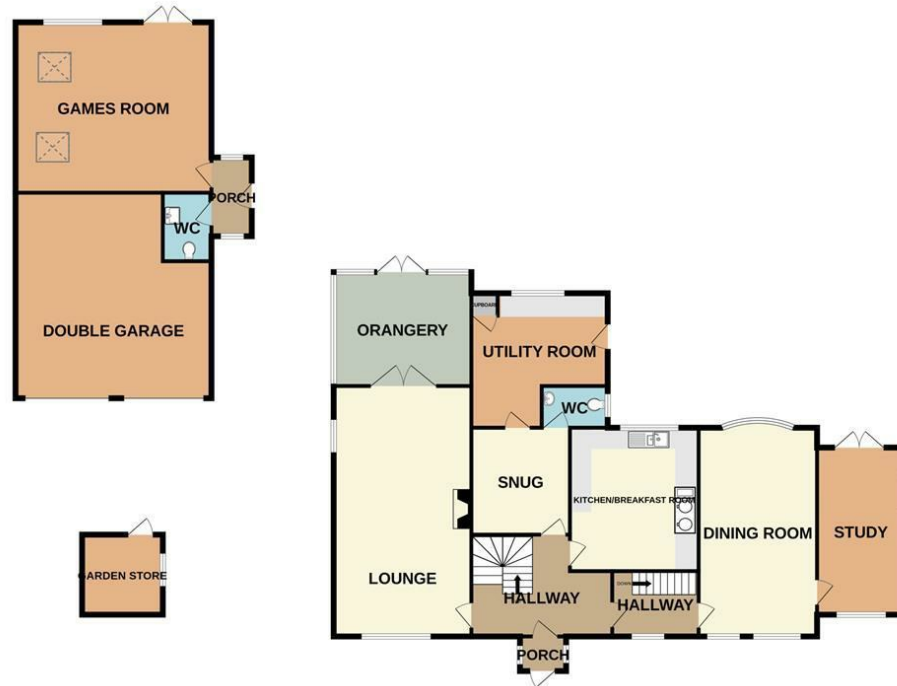
COUNCIL TAX

BAND G

TENURE

We have been advised that the property is Freehold and free from chief rent. Interested purchasers should seek clarification of this from their solicitors.

GROUND FLOOR



1ST FLOOR



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.
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Energy Efficiency Rating

| | Current | Potential |
|--|-----------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 84 |
| (69-80) C | | |
| (55-68) D | 66 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |

England & Wales

EU Directive
2002/91/EC

