



# Kilncroft Barn Bank Lane, North Rode, CW12 2PJ

\*\* APPROX 2400 ST FT IN TOTAL \*\* Kilncroft is one of just four units that make up this highly commendable Bank Farm project, and has already attained an understandable reputation for being one of the premier schemes of its type in the area. The idyllic location is an absolute delight with attractive views over open countryside and a beautiful landscaped courtyard whilst on the inside, the attention to detail and quality really is a credit. In addition to that, the property is to be sold with its own paddock which extends to approximately just under 3 acres. The accommodation has the benefit of hardwood timber framed sealed unit double glazing as well as LPG central heating and remarkably for a dwelling of this nature, has a large numbers of windows allowing ample natural light to flood in. There are many quality touches such as the oak internal doors and oak skirtings. In brief; dining hall, cloakroom, lounge, fitted kitchen with fabulous granite worktops, utility, snug and games room. To the first floor are five bedrooms (master with en-suite and walk-in wardrobe and second bedroom with shower room and computer room). Private lawned garden and driveway offering ample off road parking. A clever adaptation of the original garages has created an area of garden storage together with a substantial Games/Family Room that works extremely well but equally, a conversion back to a Garage, if preferred, would not be a major undertaking. Additional land is situated a few yards away, to the north-west of the dwelling, and comprises an area of grazing with mains water supply, which extends to approximately just under 3 acres.

## £800,000

### Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

#### Directions

From our office in Waters Green, Macclesfield, take Sunderland Street to Park Green and continue through the lights onto Park Street, which becomes Park Lane. After passing the college on the left hand side, turn left at the traffic lights onto Congleton Road. Continue for approximately 5 miles passing through Gawsworth. Bank Lane will be found on the left hand side. The property will be found on the right hand side.

#### Living Room

17'6" x 14'2"

Two double glazed windows. Door to front and rear aspect. Feature brick fireplace with stone flagged hearth and inset cast iron LPG stove. Beamed ceiling. TV point. Two radiators.

#### Dining Room

14'10" x 14'3"

With solid oak staircase to first floor landing. Stone flagged floor. Beamed ceiling. Two double glazed windows. Radiator.

#### Downstairs WC

Stone flagged floor. Low level WC and pedestal wash basin. Inset spotlights. Double glazed window.

#### Kitchen

18'7" x 14'3"

Fitted with a range of oak base and wall mounted units with granite work surfaces over incorporating double bowl glazed Belfast sink with mixer tap. Integrated fridge and dishwasher. LPG range cooker set into chimney recess with tiled splashback. Feature island unit with granite worktop. Beamed ceiling. Door to front and rear aspect. Radiator. Stone flagged floor. Inset spotlights. Double glazed window.

#### Sitting Room

14'2" x 9'3"

Door to courtyard with double glazed window to either side. TV point. Radiator. Inset spotlights.

#### Utility Room

10'5" x 6'1"

Base units with work surfaces over incorporating inset circular stainless steel sink unit with mixer tap. Cupboard housing boiler. Extractor fan. Tiled floor. Doors to rear. Space for washing machine.

#### Games/Office Room

20'3" x 14'3" (max)

A versatile L-shape reception area, previously part of the original garages. Conversion back to a garage, if preferred, would not be a major undertaking. Double glazed window.

#### First Floor Landing

Extending over 32' in length, and with pitched and beamed ceiling, and exposed wall timbers. Double glazed porthole window. Radiator.

#### Bedroom One

15'6" x 15'0"

Pitched and beamed ceiling. TV point. Radiator. Three double glazed windows.

#### Dressing Room

6'7" x 6'2"

Pitched and beamed ceiling.

#### En-Suite Shower Room

Half tiled walls. Tiled floor. White suite comprising: pedestal wash basin with mixer tap, push button low level WC and separate shower cubicle. Electric shaver point. Extractor fan. Pitched and beamed ceiling. Heated towel rail.

#### Bedroom Two

15'6" x 9'10"

Pitched and beamed ceiling. TV point. Radiator. Archway to computer room and shower room. Double glazed window.

### Computer Room

5'10" x 4'7"

No natural light. Door to eaves

### Shower Room

Half tiled walls. Tiled floor. White suite comprising: push button low level WC, shower unit and vanity wash hand basin with mixer tap. Extractor fan. Heated towel rail. Skylight window.

### Bedroom Three

11'1" x 11'0"

Pitched and beamed ceiling. Exposed wall timbers with original A frame. TV point. Radiator. Double glazed window.

### Bedroom Four

11'2" x 11'0" (max)

Pitched and beamed ceiling. TV point. Exposed wall timbers and original A frame. Radiator. Double glazed window.

### Bedroom Five

11'5" x 7'7"

Pitched and beamed ceiling. Large porthole window. Exposed wall timbers. TV point. Radiator.

### Bathroom

Half tiled walls. Tiled flooring. White suite comprising: bath with mixer tap, push button low level WC with concealed cistern in vanity unit and vanity wash basin with mixer tap. Extractor fan. Vertical heated towel rail. Skylight window.

### Gardens and Land

Private lawned garden and driveway offering ample off road parking. Attached brick built GARDEN STORE, previously the Garage. A clever adaptation of the original garages has created an area of garden storage together with a substantial games/family room that works extremely well but equally, a conversion back to a Garage, if preferred, would not be a major undertaking. Additional land is situated a few yards away, to the north-west of the dwelling, and comprises an area of grazing with mains water supply, which extends to approximately just under 3 acres.

### Management Company

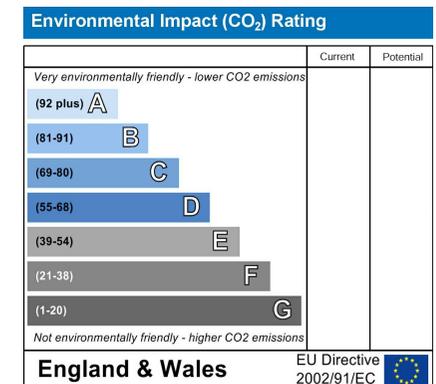
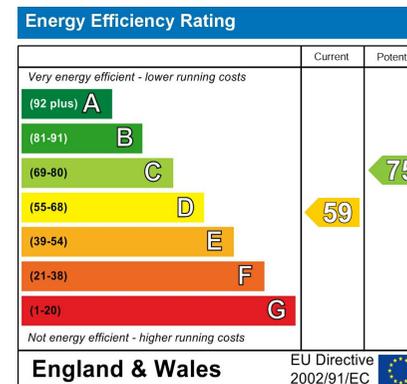
The new owner will become a shareholder in the Management Company which will be constituted to oversee the maintenance of the common parts. An annual charge is levied, currently £50 per calendar month, and this covers the upkeep of the common garden areas and the creation of a sinking fund for any maintenance to the driveway, etc., that is required in the future.

### Tenure

The vendor has advised us that the property is Leasehold. We believe the lease to be 999yrs from 1 January 2004. We believe the property to be council tax band F. We would ask that any prospective buyer check with their legal representative.

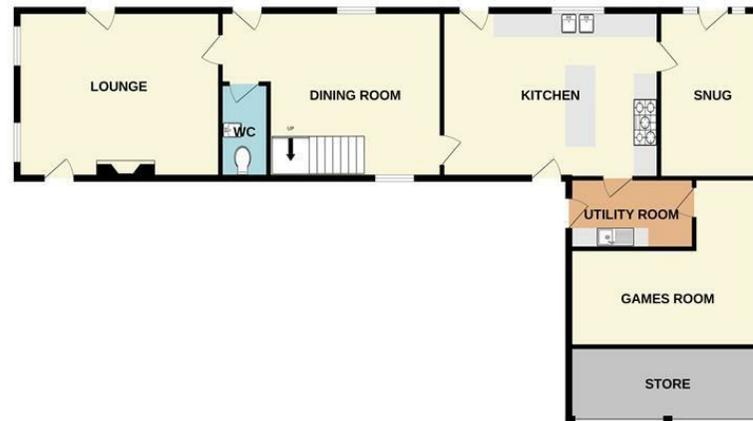
### Anti Money Laundering - Note

To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.





## GROUND FLOOR



## 1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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