



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

The Etchells, Kerridge End, Rainow, Cheshire, SK10 5TF

A deceptively spacious period property situated in the beautiful village of Rainow with the added benefit of equestrian facilities including three acres of land, stables, manege and hard standing for several motor vehicles and horseboxes.

Guide Price £635,000

Constructed of stone, this delightful semi-detached property offers the discerning purchaser a wonderful period home beautifully presented, enjoying fabulous views over open countryside yet within a short drive of local amenities. The accommodation briefly comprises on the ground floor an entrance hall, sitting room, beautiful 19ft lounge with cast iron stove, dining kitchen with built-in appliances and a boot room/utility. To the first floor the landing allows access to two double bedrooms, bathroom/WC, en-suite and conservatory. To the second floor there is a beautiful double bedroom with the most amazing views over the open countryside. A gas fired central heating system has been installed.

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

The beautiful hard landscaped gardens are split level and are a real credit to the property. There is a spiral staircase leading from ground floor to the first floor with stone steps up to a lawned area with mature trees. A special mention must be made to the fantastic views. In addition to the sale there is a 2.75 acre (TBC) paddock laid mainly down to grass with stables, manege and hard standing for several cars and horseboxes.

There is also an attached garage with electric door.

There is a wide range of shopping, travel, educational and recreational facilities available in Macclesfield. Access points to the national motorway network, Inter-City rail travel to London and Manchester (5 minute drive) and International Airport are all within 30 minutes drive of the property.

Directions: From the centre of Macclesfield proceed up Hurdsfield road adjacent to Tesco's Superstore in the direction of Rainow. Just as you enter Rainow, the property can be found on the right hand side on the junction of Calrofold lane, clearly identified by our for sale board.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

With stairs to first floor, radiator, under stairs cupboard.

SITTING ROOM 12'5" x 11'10"

With radiator, cast fire surround.

LOUNGE 19'11" x 11'5"

With cast iron stove, two radiators, display shelves and cabinet.

DINING/KITCHEN 17'5" x 12'7" (average measurements)

With shaker style units including base cupboards and drawers, wall cupboards and granite worktops, breakfast bar, enamel sink unit, five ring gas hob with extractor hood, double oven/grill, tiled floor, contemporary radiator, dishwasher, side porch with access to:

BOOT ROOM/UTILITY

With covered radiator, hanging pegs for coats, fitted shelving and cupboards, tongue and groove paneled walls, plumbing for washing machine, gas boiler, access to garage.

FIRST FLOOR

LANDING

With radiator and stairs to second floor.

BEDROOM 1 13'1" (narrowing down to 9'1") x 11'11"

With radiator, fitted wardrobes, fantastic views.

EN-SUITE WC

With low level WC, pedestal wash hand basin, part tongue and groove paneled walls.

BEDROOM 2 13'5" x 11' (plus wardrobe recess)

With radiator, fabulous views, fitted wardrobes, part paneled wall.

CONSERVATORY 13'9" x 10'3"

With two electric heaters, fabulous views, door to raised terrace.

BATHROOM/WC

With freestanding bath, separate shower, radiator/towel rail, low level WC, vanity wash hand basin and tiled floor.

SECOND FLOOR

BEDROOM 3 12'4" x 12'7" (average measurements)

Limited headroom with views, under eaves storage, built-in wardrobe.

OUTSIDE

GARAGE 20'10" x 20' (overall)

With electric roller door, power and light, WC.

LAND AND GARDENS

As previously mentioned.

Tenure:

Freehold. Interested purchasers should seek clarification of this with their solicitor.

Viewings:

Strictly by appointment through the Agents.

Possession:

Vacant possession upon completion.

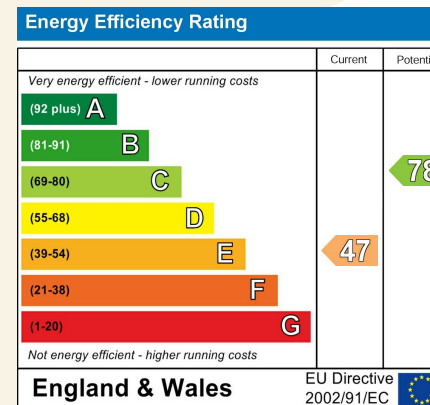
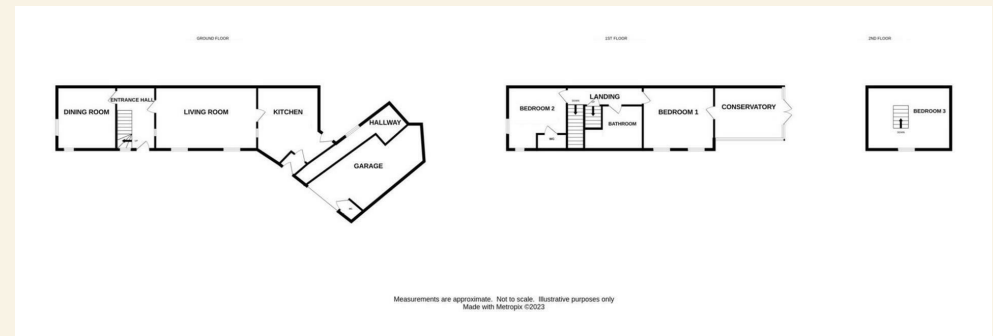
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