HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

Chante Cliff Farm, Calrofold Lane,

Rainow, Cheshire, SK11 0AA

A magnificent opportunity to acquire a picturesque farmhouse with potential for extension enjoying gardens and grounds extending to approximately 7.61 acres with amazing views over adjoining countryside and the hills beyond.

Guide Price £725,000

Constructed of stone, this picturesque double fronted detached farmhouse offers the discerning purchaser a wonderful home in need of some renovation and modernisation with the flexibility to extend, in one of Cheshire's most beautiful locations.

The accommodation at present comprises an entrance vestibule, entrance hall, lounge, 23 ft sitting room/family room, conservatory, kitchen, utility, shower/WC, inner hall and large workshop. To the first floor the landing allows access to three double bedrooms and a large bathroom/WC. PLANNING TO EXTEND THE PROPERTY HAS NOW BEEN GRANTED AND THE PLANS CAN BE VIEWED ON OUR WEBSITE (Planning ref 26/0830/CLPUD). An oil fired under floor central heating system to the ground floor and radiators to the first floor are installed but do need connecting to the boiler.

The property enjoys a magical location and benefits from approximately 7.61 acres of paddocks, mature lawns, flowerbeds, woodland, patio areas and the most picturesque pond at the bottom end of the drive adjoining Calrofold Lane. There are timber constructed stables and planning was originally obtained for a large agricultural shed.

A special mention must be made to the most amazing views over the adjoining countryside and hills beyond.

There is a wide range of shopping, travel, educational and recreational facilities available in Macclesfield and local facilities in Rainow including a good primary school and The Robin Hood public house. Access points to the national motorway network, Inter-City rail travel direct to London and Manchester International Airport are all within 10 and 30 minutes drive of the property respectively.

Directions:
From the centre of Macclesfield proceed up Hurdsfield Road adjacent to Tesco Superstore in the direction of Rainow. Just as you enter Rainow, bear right into Calrofold Lane where the property can be found set back after approximately a third of a mile on the right hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE VESTIBULE

ENTRANCE HALL
With oak flooring, underfloor heating.

LOUNGE 11'10 x 11'10
With brick fireplace with open grate, underfloor heating.

SITTING ROOM/ FAMILY ROOM 23'1 x 10'2
With stone flagged floor with underfloor heating, stone fireplace and hearth with open grate, French doors to garden, French doors leading to:

CONSERVATORY 9'8 x 9'3
With French doors to the terrace.

KITCHEN 11'9 x 10'
With flagged floor with underfloor heating, ready for renovation and conversion.

UTILITY ROOM 11'11 x 6'5
With enamel sink unit, plumbing for washing machine, Quarry tiled floor.

SHOWER/WC
With shower, pedestal wash hand basin, low level WC, Quarry tiled floor.

INNER HALL
With Quarry tiled floor.

WORKSHOP 17'4 x 16'6

FIRST FLOOR

LANDING
With access to roof space.

BEDROOM ONE 14'2 x 11'10
With amazing views, radiator.

BEDROOM TWO 11'10 x 10'10
With amazing views, radiator.

BEDROOM THREE 10'1 x 8'5
With radiator.

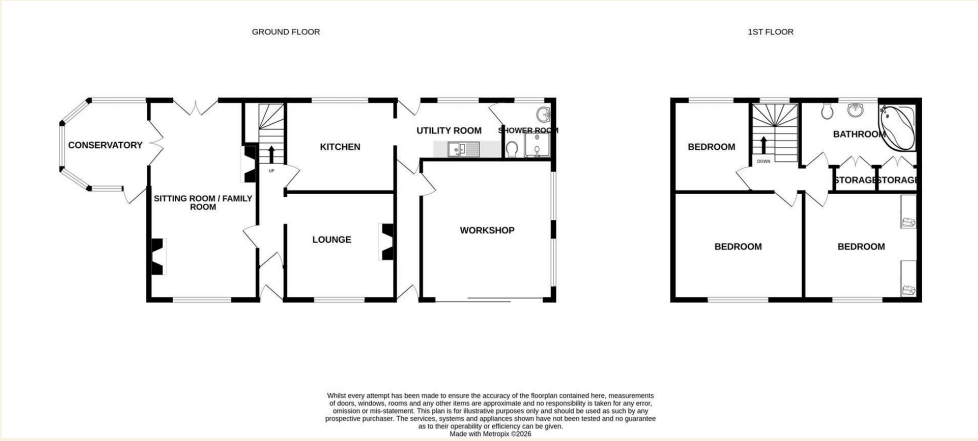
BATHROOM/WC 11'9 x 7'3
With panelled bath, low level WC, pedestal wash hand basin, radiator, airing cupboard with lagged hot water cylinder.

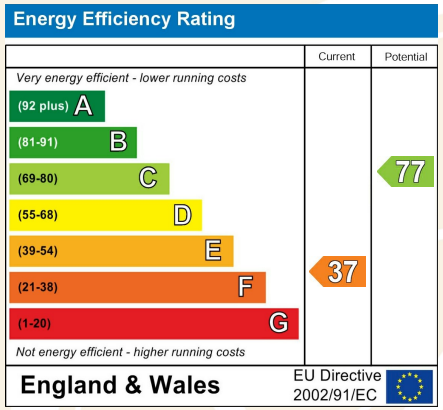
BEAUTIFUL ENGLISH GARDENS
laid mainly down to lawn with well stocked borders, shrubs, mature and specimen trees and stone flagged patio areas, beautiful pond at the bottom of the driveway adjacent to Calrofold Lane. Gardens, land and paddocks extending to approximately 7.61 acres with timber constructed stables. Planning permission was obtained approximately 10 years ago for a large agricultural shed.

TENURE
We have been advised that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

POSSESSION
Vacant possession upon completion.

VIEWINGS
Strictly by appointment through the Agents.

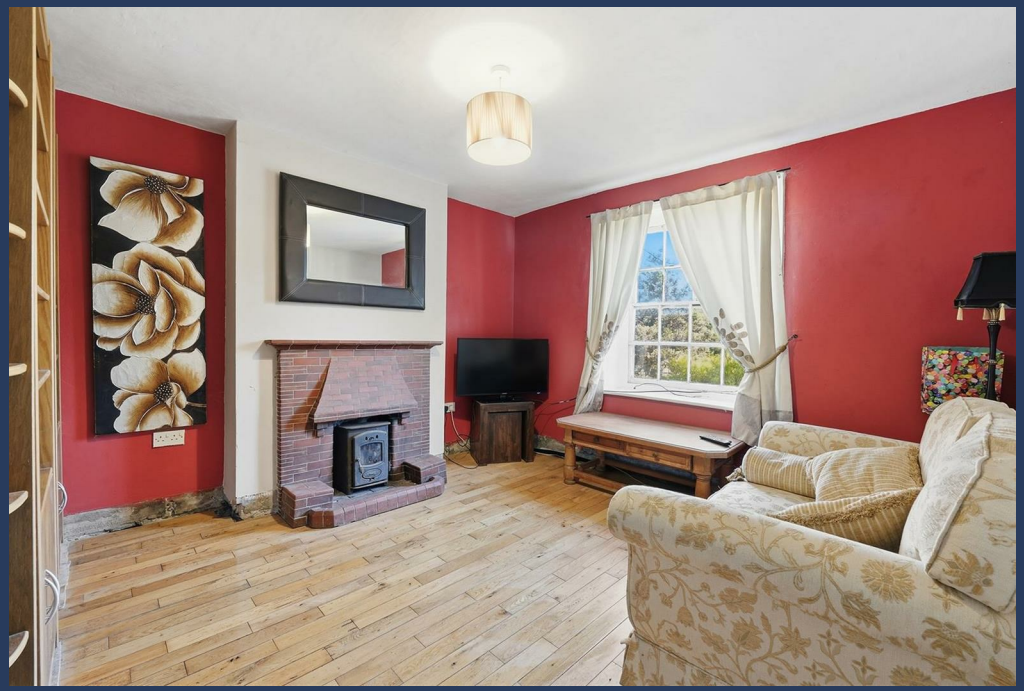
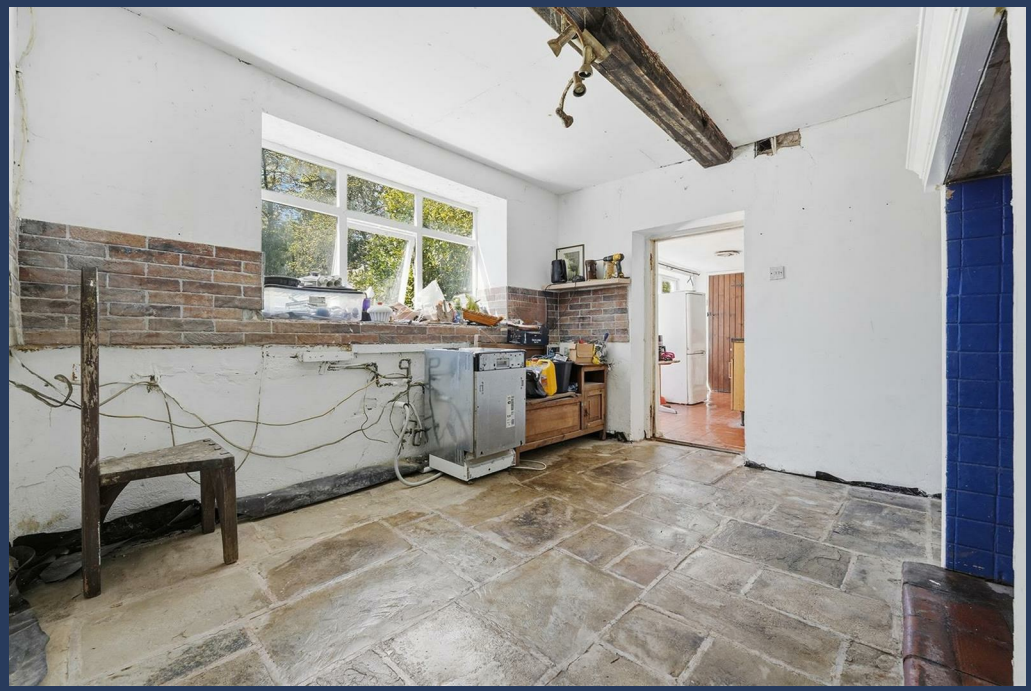




PRESTBURY OFFICE:
THE VILLAGE,
PRESTBURY,
CHESHIRE
SK10 4DG

TELEPHONE: 01625 828254
EMAIL: PRESTBURY@HOLMESNADEN.COM

HEAD OFFICE:
16 HIGH STREET,
BOLLINGTON,
CHESHIRE
SK10 5PH

TELEPHONE: 01625 560535
EMAIL: BOLLINGTON@HOLMESNADEN.COM

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.