

HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

Dane Cottage, Love Lane,

Wildboarclough, Cheshire, SK11 0BH

A magnificent opportunity to acquire a period detached property enjoying the most stunning location with far reaching views over adjoining farmland enjoying approximately 7.95 acres (TBC) of gardens and grazing land. *** IN ADDITION TO THE SALE IS AN OLD CHAPEL ADJACENT TO THE PROPERTY SHOULD ANY PROSPECTIVE PURCHASER BE INTERESTED AT A GUIDE PRICE OF £100,000***

Guide Price £850,000

Constructed of stone, this picturesque detached property offers the discerning purchaser a wonderful home located in a stunning location in the heart of the countryside. The accommodation briefly comprises on the ground floor an entrance hall, dining room with open fire, lounge enjoying cast iron stove, study with fitted office furniture, 17ft breakfast kitchen with oil fired AGA, pantry, laundry and workshop with WC. To the first floor the split level landing allows access to five bedrooms and three bathrooms (two en-suite). An oil fired central heating system has been installed.

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

The property is approached via a deep driveway which leads to the rear allowing ample hardstanding for motor vehicles and easy access to the large shippon currently used as a carport and two single garages. The gardens extend to approximately half an acre and are laid mainly down to lawn with well stocked borders, shrubs, mature and specimen trees and vegetable garden. In addition to the sale there is approximately 7.5 acres of grazing land laid down to grass with mature trees flanked by a beautiful meandering river. A special mention must be made to the wonderful views over the adjoining countryside.

There is a wide range of shopping, travel, educational and recreational facilities available in Macclesfield 15 to 20 minutes drive way. Access points to the national motorway network, Inter-City rail travel to London and Manchester International Airport are all within 20 and 40 minutes drive of the property.

Directions: what3words ///cowboys.lecturing.uptake

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL
With hardwood flooring, beautiful period staircase leading to first floor, opening through to:

DINING ROOM 13'6" x 11'5"
With hardwood floor, radiator, views, open fire, access to:

LOUNGE 13'6" x 11'11"
With radiator, fabulous views, cast iron stove.

STUDY 13'6" x 11'4"
With hardwood flooring, fitted office furniture, radiator, wonderful views, built-in cupboard and drawers (through hatch with the kitchen).

BREAKFAST KITCHEN 17' x 11'11"
With Oak units including base cupboards and drawers, wall cupboards and worktops, stainless steel sink unit, plumbing for dishwasher, oil fired AGA, stone flagged floor, dining area, stainless steel sink unit, under stairs cupboard, part tiled walls, rear porch.

PANTRY 11'11" x 5'9"
Enjoying Belfast sink unit, stone flagged floor, shelving.

LAUNDRY 11'11" x 5'11"
Enjoying Belfast sink unit, fitted units, slate tiled floor, radiator, plumbing for washing machine.

WORKSHOP/WC 12' x 11'6"
With slate tiled floor, enamel sink unit, WC, oil fired boiler, door to outside.

FIRST FLOOR

LANDING
A large split level landing area with large walk-in store room.

BEDROOM 1 13'5" x 12'3"
With radiator, dual aspect enjoying fabulous views.

EN-SUITE 11'5" x 8'2" (overall)
With shower, wash hand basin with store cupboards below, low level WC, radiator and separate radiator/towel rail.

BEDROOM 2 12'1" x 11'11"
With radiator.

EN-SUITE
With shower, wash hand basin with store cupboards below, low level WC, radiator/towel rail, part tiled walls.

BEDROOM 3 13'2" x 9'11"
With radiator, pedestal wash hand basin, fabulous views.

BEDROOM 4 8'10" x 8'4"
With radiator, wonderful views.

BEDROOM 5 10' x 9'11"
With radiator and delightful views.

BATHROOM/WC
With paneled bath and overhead shower, low level WC, pedestal wash hand basin, radiator/towel rail, airing cupboard with lagged hot water cylinder.

OUTSIDE
Beautiful gardens as previously mentioned.

2 x detached single garages.

SHIPPON 39' x 17'1"
Currently used as a carport.

Gardens and grounds extending to approximately 7.5 acres.

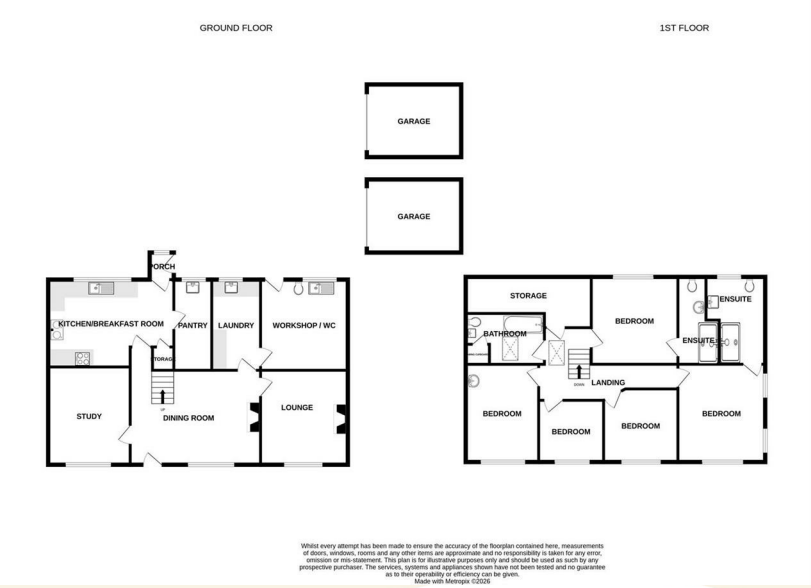
NB. Available by separate negotiation: The old Chapel Guide Price £100,000

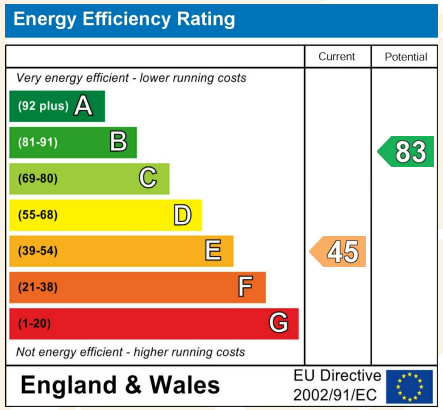
Comprises The main Chapel 29'2" x 24'5", The Vestry 15'11" x 10'11" and a kitchen 10'10" x 6'11".

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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