Whittaker & Biggs
Est. 1930
Rostons Group

Dene House Leek Road, Bosley, Cheshire, SK11 0PN

Asking Price £830,000

- This stunning detached family home is situated upon an extensive plot of around 1.1 acres.
- Three double bedrooms and a family bathroom.
- An adjoining paddock, an extensive hard standing area and a large warehouse / workshop with an office, small kitchen area / WC and a large mezzanine level within.
- Two reception rooms, useful utility and a ground floor shower room / WC.
- Extensive lawned gardens to the front and side plus a large patio area.

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Dene House Leek Road, Bosley SK11 0PN

This stunning detached family home is situated upon an extensive plot of around 1.1 acres, which includes an adjoining paddock, an extensive hardstanding area and a large 2000sq.ft warehouse/workshop with an office, small kitchen area/WC and a large mezzanine level within. The attractive redbrick detached family residence is located in the ever popular village of Bosley, being ideally located for access to Macclesfield, Congleton, Leek and Buxton. The sale of Dene House offers an unrivalled opportunity to acquire a dwelling house with an adjoining warehouse facility (RV - £7300) - enabling the incoming purchaser to potentially run their business from home and avoid the expense of hefty rents and travel time (buyers should check with Cheshire East that the nature of the business they intend to run complies with planning regulations). It could also suit those with hobbies and interests, which require extensive workshop/storage/garaging facilities, or it could even just be used as a combined space for the ultimate man cave with enough space for a gym, home office, home bar etc. (subject to any official approvals). The residential property, which is warmed by a bio-mass split system, offers spacious and well-presented accommodation throughout, including a re-fitted breakfast kitchen with adjoining snug and a large 21ft garden room. Added to this, there are two further reception rooms, a useful utility and a ground floor shower room/WC. To the first floor are three double bedrooms and a re-fitted family bathroom. Externally, the property benefits from extensive lawned gardens to the front and side and a large patio area. There is also an adjoining paddock (approximately 0.6acres), with stables and water supply, within which the current owner keeps two very friendly goats! The warehouse/workshop unit provides around 2000sqft of overall space with a further 500sqft mezzanine level over. There is also a very large yard area, which is accessed via electronically operated

3 2 2 E

Council Tax Band: F

Entrance Hallway
Oak door, column radiator, large under stairs storage cupboard. - Size : -

Living Room
13'2" x 10'11"
Double glazed bay window to front with leaded lights, picture rail, column radiator, television point, doors opening to garden room.
- Size : - 13' 2" x 10' 11" (4.01m x 3.34m)

Sitting Room
11'6" x 10'11"
Double glazed bay window with coloured leaded lights, column radiator, double glazed window to side, picture rail, decorative tiled fire place and hearth with wooden mantle surround, television point.
- Size : - 11' 6" x 10' 11" (3.50m x 3.32m)

Garden Room
21'0" x 9'1"
Double glazed patio door to side, two column radiators, inset ceiling lights, feature wooden parquet wall. - Size : - 21' 0" x 9' 1" (6.40m x 2.76m)

Snug
15'5" x 8'4" maximum
Tiled floor, column radiator, double glazed windows to front and side, built in storage cupboard, inset log burning stove. Open plan with breakfast kitchen area. - Size : - 15' 5" x 8' 4" maximum (4.71m x 2.53m)

Breakfast Kitchen
25'2" x 7'4"
Fitted with a good range of base units with granite work tops and upstands, Neff hob, Seimens cooker hood, Integrated Seimens microwave and electric cooker, integrated dish washer, stainless steel sink unit with mixer tap, tiled floor, two double glazed windows to rear elevation, column radiator, built-in larder cupboard.
- Size : - 25' 2" x 7' 4" (7.68m x 2.24m)

Utility
10'6" x 9'5"
Belfast sink, feature chrome radiator, plumbing for washing machine, vent for dryer, quarry tiled floor, door to side, double glazed window to rear. Cupboard housing hot water cylinder and coat hanging space.
- Size : - 10' 6" x 9' 5" (3.2m x 2.87m)

Ground Floor Shower Room
Shower enclosure with thermostatic mixer shower and shower boarding, wash basin, push button WC, tiled floor, vanity sink unit, double glazed obscured glass window to side. - Size : -

Landing
Double glazed window to front with leaded lights.
- Size : -

Bedroom One
13'2" x 11'0"
Double glazed windows to front and side with leaded lights, picture rail, column radiator.
- Size : - 13' 2" x 11' 0" (4.02m x 3.36m)

Bedroom Two
11'3" x 10'6"
Double glazed windows to front and side with leaded lights, radiator, built in cupboard.
- Size : - 11' 3" x 10' 6" (3.44m x 3.20m)

Bedroom Three
10'10" x 8'8"
Double glazed window to rear elevation, column radiator, loft access, built in wardrobe.
- Size : - 10' 10" x 8' 8" (3.31m x 2.65m)

Bathroom
7'2" x 5'4"
Shower bath with mixer tap/shower attachment, mermaid boarding, vanity sink unit, low level wc with push button flush, extractor fan, ladder radiator, tiled walls, composite flooring, double glazed obscured glass window to rear elevation.
- Size : - 7' 2" x 5' 4" (2.19m x 1.62m)

Garden
The property has large lawned, well-screened gardens to the front and side with a good sized patio outside the garden room. There is also an outside water tap and a gate with pathway leading to the front door. - Size : -

Paddock
Approximately 0.6acres with stables and water supply. Two gated access points. - Size : -

Workshop/Warehouse Unit

50'3" x 32'0"
Rateable Value £7,300 per annum (Local Council Reference N106440075019 92)
Three phase electrical supply, two electric roller shutter doors, side access door, two photo cell security lights, Biomass boiler. - Size : - 50' 3" x 32' 0" (15.31m x 9.76m)

Workshop/Warehouse Mezzanine Level

22'4" x 24'10"
Steps up from main warehouse/workshop area. - Size : - 22' 4" x 24' 10" (6.8m x 7.56m)

Workshop/Warehouse Office

17'7" x 7'3"
Two radiators, window to rear. - Size : - 17' 7" x 7' 3" (5.36m x 2.2m)

Workshop/Warehouse Storage Area

7'7" x 24'11"
- Size : - 7' 7" x 24' 11" (2.3m x 7.6m)

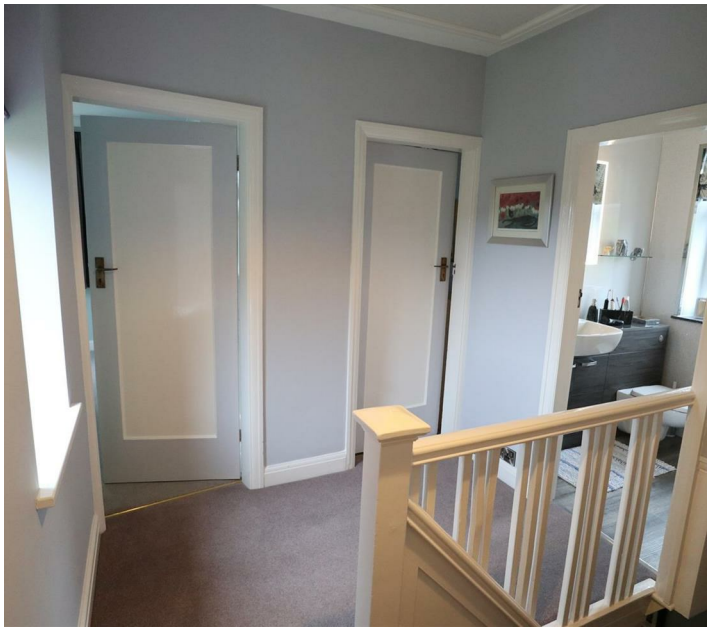
Workshop/Warehouse Washroom

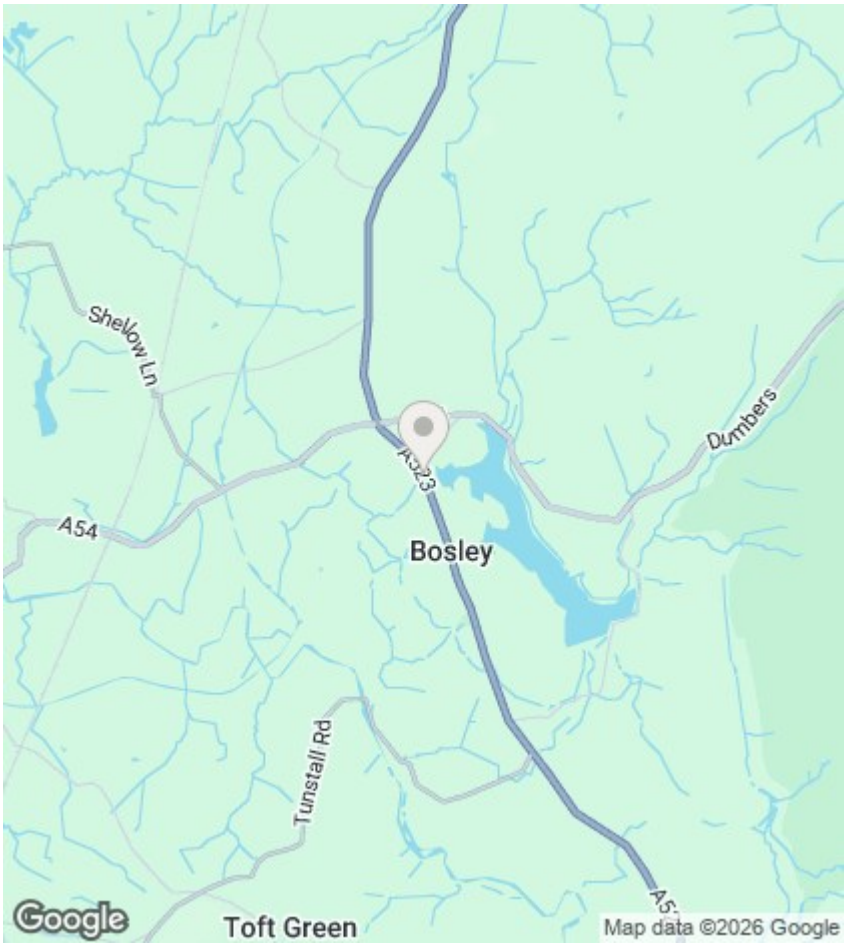
7'7" x 5'2"
WC and sink unit. Kitchen unit.
- Size : - 7' 7" x 5' 2" (2.3m x 1.57m)

Yard

To the side and front of the workshop is a very large harstanding area with vehicular access onto the main A523 via electronically operated double gates.
- Size : -

AML REGULATIONS. We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks are £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.





Directions

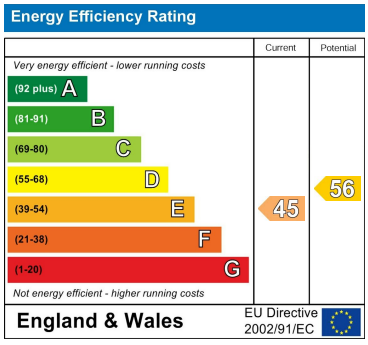
Leave Macclesfield town centre in a southerly direction towards Leek and after approximately 4 miles pass through the traffic lights at Bosley crossroads. Dene House is approximately 300 yards further on, on the left hand side, just next to Froggatts Land Rover specialist.

Viewings

Viewings by arrangement only. Call 01625 430044 to make an appointment.

EPC Rating:

E



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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