



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

Oldhams Hollow Barn, 73a, Manchester Road, Tytherington, Macclesfield, Cheshire, SK10 2JW

A rare and unique opportunity to acquire a stunning barn conversion in a secluded location within Tytherington, close to local amenities and Tytherington Golf and Country Club.

Guide Price £975,000

Constructed of stone, this unique beautifully presented barn conversion offers the discerning purchaser a wonderful home with rooms of pleasing proportions set within a gorgeous location close to local amenities. On entering the property you are immediately welcomed by a 17ft reception hall, lounge with log burner, opening through to a sitting room, cloakroom/WC, 29ft living family kitchen enjoying wonderful shaker style units with granite worktops and built-in appliances, family area, dining area opening through to a garden room of green oak construction with double French doors leading doors leading to the terrace, delightful family room/study, again with access to the garden and separate utility. To the first floor the landing allows access to four bedrooms, the master bedroom enjoying a dressing room/walk-in wardrobe and three bathrooms (two en-suite). An underfloor central heating system has been installed throughout the property.

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

The property is situated approximately 50 yards off Manchester Road and the driveway leads to a deep stone flagged courtyard which allows ample hard standing for a number of vehicles and easy access to the green oak garage/car port. There is a delightful aspect to the front over the woodland. The fully enclosed rear garden enjoys a good sized lawned area with decking along with a raised sun terrace with stunning flowerbeds/borders. Included in the sale there is a contemporary garden room/office with glazed doors to the garden.

Tytherington caters for most everyday needs, whilst more extensive facilities may be found in Prestbury, Macclesfield, Wilmslow and Alderley Edge, all within short driving distance. Access points to the national motorway network, Inter-City rail travel to London and Manchester International Airport are all within 5 and 30 minutes drive of the property.

Directions: From our Prestbury office proceed past St Peters Church bearing right at the railway bridge into Prestbury lane. Prestbury lane in turn leads into Heybridge lane and continue to the T-junction with Manchester road. Turn right in the direction of Macclesfield and continue across the roundabout where the property can be found set back on the right hand side just past the turning to Marlborough Drive.

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL 17'6" x 9'6"

With large glazed front door leading to the full height hallway, picture window through to the stunning rear terrace, tiled floor, green oak timber strapping and glazed door and windows to living family kitchen, stairs to first floor.

LOUNGE 17' x 13'

With green oak beams, log burner, step up to:

SITTING ROOM 13'8" x 13'6"

With exposed beams.

CLOAKROOM/WC

With low level WC, wash hand basin, part tiled walls, tiled floor, fitted bookshelves with store cupboards below.

LIVING FAMILY KITCHEN 29'4" x 17' (overall)

Enjoying shaker style units including base cupboards and drawers, wall cupboards and granite worktops, central island, 'Mercury' gas range with extractor hood, pantry cupboard, microwave, plate warmer, dishwasher, double bowl stainless steel sink unit, tiled floor, dining area, family area, opening through to:

GARDEN ROOM 16'1" x 12'8"

Of green oak construction with tiled floor, double French doors to terrace.

FAMILY ROOM/STUDY 14'11" x 8'7"

With glazed door to garden.

UTILITY 14'9" x 7'9" (overall)

With fitted units, sink unit with granite worktop, plumbing for washing machine, tiled floor.

LANDING

Enjoying oak beams and timber strapping, exposed stone wall.

BEDROOM 1 16'8" x 12'10"

With exposed beams.

DRESSING ROOM/WALK-IN WARDROBE

With range of fitted wardrobes.

EN-SUITE

Shower/wet area, pedestal wash hand basin, low level WC, tiled walls, tiled floor, radiator/towel rail.

BEDROOM 2 17'7" (narrowing to 11') x 13'10"

With oak floor, exposed beams, fitted oak cupboards.

EN-SUITE

Paneled bath with overhead shower, low level WC, pedestal wash hand basin, tiled walls, tiled floor, radiator/towel rail.

BEDROOM 3 12'10" x 8'6"

With feature curved wall, exposed beams.

BEDROOM 4 13'11" x 6'6"

With exposed beams.

BATHROOM/WC

With freestanding bath, low level WC, pedestal wash hand basin, fitted cupboards, tiled floor, exposed beams.

Beautiful gardens as previously mentioned.

Parking for several motor vehicles.

GREEN OAK GARAGE/CAR PORT

With power and light.

CONTEMPORARY GARDEN ROOM/HOME OFFICE 12' x 9'4"

With power and light, Television point, glazed doors to the garden.

Tenure:

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

Viewings:

Strictly by appointment through the Agents.

Possession:

Vacant possession upon completion.

PRESTBURY OFFICE:

THE VILLAGE,
PRESTBURY,
CHESHIRE
SK10 4DG

TELEPHONE: 01625 828254

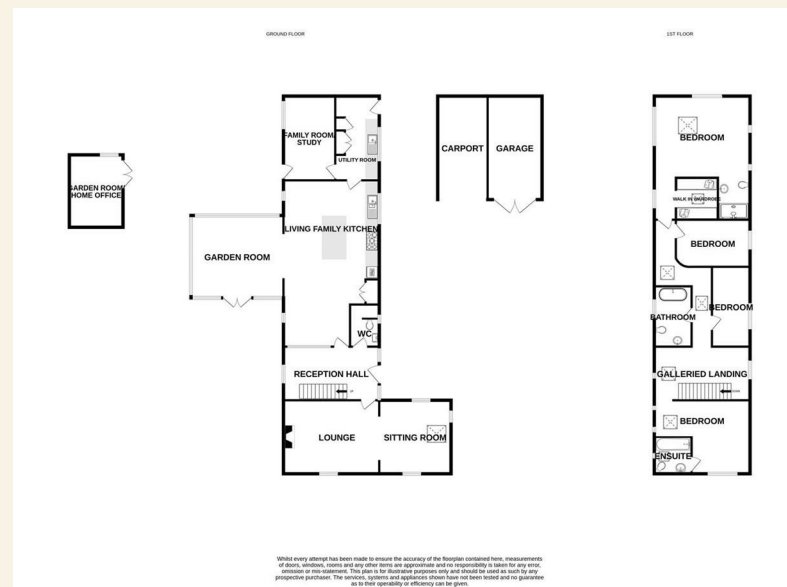
EMAIL: PRESTBURY@HOLMESNADEN.COM

HEAD OFFICE:

16 HIGH STREET,
BOLLINGTON,
CHESHIRE
SK10 5PH

TELEPHONE: 01625 560535

EMAIL: BOLLINGTON@HOLMESNADEN.COM



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	78
England & Wales		EU Directive 2002/91/EC



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.

