

HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

Lime Cottage, Ridge Hill,

Sutton, Macclesfield, Cheshire, SK11 0LU

A most beautiful semi-detached barn conversion in an idyllic location with far reaching views over open countryside and the Cheshire Plain.

Guide Price £430,000

Constructed of stone, this substantial deceptively spacious barn conversion offers the discerning purchaser a magnificent home, enjoying an idyllic country location, with fabulous views, ready for immediate occupation. The accommodation briefly comprises on the ground floor: Entrance hall, w.c, 18ft lounge enjoying fabulous views, spacious living/dining kitchen with built-in appliances. To the first floor the landing, which again enjoys magnificent views over open countryside, allows access to three good sized bedrooms and two bathrooms (one en-suite). A gas fired central heating system is installed and the property benefits from mains water supply.

The property enjoys good sized terraced gardens to both the front and side with stone flagged terraced areas and slate chippings. Again the gardens take full advantage of the views.

Directions: From Arighi Bianchi in Macclesfield, proceed south along the A523 (Leek Road) and at the traffic lights turn left into Byrons Lane, signposted Sutton. Continue along Byrons Lane, passing under the canal aqueduct, and take the first turning left into Jarman Lane. Continue along Jarman Lane and, immediately after the Church House public house, turn right into Ridge Hill. Proceed up Ridge Hill for approximately ¼ of a mile, where Lime Cottage can be found on the right-hand side.

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 International Airport are all within 30 minutes drive of the property.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL
13'10" x 8'7" (approximate measurements)
With stone flagged floor, 2 radiators, under-stairs cupboard with light

WC
With low level w.c, pedestal wash hand basin, radiator, part tiled walls, gas boiler

LOUNGE
18'2" x 13'0"
Enjoying fabulous views, 2 radiators, stone fireplace and hearth

DINING/KITCHEN
17'0" x 14'4"
With range of hand-painted units, including base cupboards and drawers, wall cupboards and worktops, 1½ bowl sink unit, plumbing for washing machine, dishwasher, 4 ring gas hob with extractor hood, oven/grill, fridge and freezer, part tiled walls, 2 radiators, stone flagged floor, dining/sitting area, door to outside.

FIRST FLOOR

LANDING
With radiator, fabulous views

BEDROOM 1
12'3" x 12'7"
With radiator, fabulous views, walk-in wardrobe

EN-SUITE
With shower, low level w.c, vanity wash hand basin with store cupboards and drawers below, radiator, part tiled walls

BEDROOM 2
14'4" x 8'0"
With radiator, fabulous views

BEDROOM 3
12'3" x 8'6"
With radiator, built-in wardrobe, airing cupboard with lagged hot water cylinder

BATHROOM/WC
With panelled bath, low level w.c, pedestal wash hand basin, radiator, part tiled walls

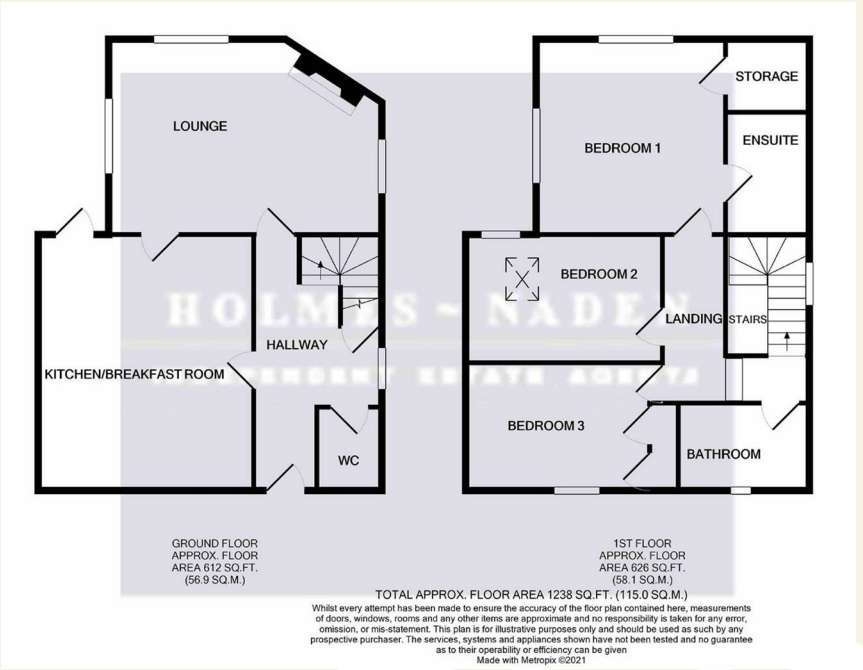
HARD STANDING
With ample hard-standing and space for a detached garage, subject to planning permission

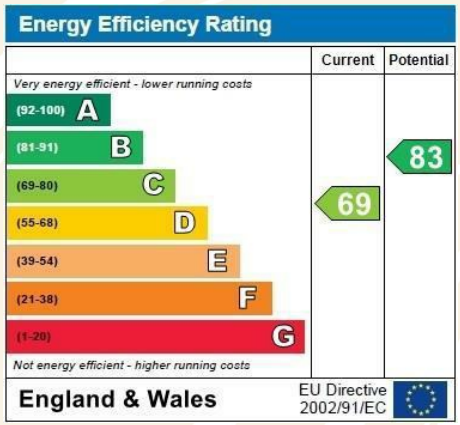
NB
Mains gas, water and sewage connected.

Tenure:
Freehold. Interested purchasers should seek clarification of this with solicitor.

Viewings:
Strictly by appointment through the Agents.

Possession:
Vacant possession upon completion.





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