



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

Woodbrook House, Fanshawe Lane, Henbury, Macclesfield, SK11 9PP

A magnificent opportunity to acquire a detached country property enjoying approximately 3.9 acres (TBC) enjoying the most magnificent views over the open countryside yet within short distance of local amenities with various planning consents to redevelop the property.

Application number 24/2828M - Triple garage block and store

Application number 23/0514M - Certificate of lawful use

Application number 24/0049M - Rear extension

Guide Price £1,250,000

Constructed of brick, this detached country cottage offers the discerning purchaser a redevelopment opportunity or remodeling of an existing property subject to the prospective purchasers wishes located in a magnificent country location enjoying approximately 3.9 acres (TBC). The accommodation briefly comprises on the ground floor an entrance hall, 19ft lounge with log burner and wonderful views, study, living family kitchen, WC and utility. To the first floor the landing allows access to four good sized bedrooms and two bathrooms (one en-suite).

The gardens and grounds extend to approximately 3.9 acres laid mainly down to grass and there is a detached out building with attached wood store. Ample hardstanding for several motor vehicles.

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 15 minutes and 30 minutes drive of the property.

Directions: From our Prestbury office bear left at the mini roundabout into Macclesfield Road and proceed past Prestbury Golf Club to the roundabout. Turn right into Alderley Road passing King School turning left after a short distance into Sandy Lane. Continue to the T-junction bearing right onto Whirley Road and next left onto Andertons Lane. Continue along Andertons Lane bearing right after a short distance into Pepper Street. At the T-junction with the A537 continue straight across into School Lane. Continue for approximately 1.6 miles into a continuation of Fanshawe Lane. The property can be found approximately a third of a mile on the left hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

With radiator, stairs to first floor, cloaks cupboard.

LOUNGE 19'11" x 12'10"

With three radiators, log burner, wonderful views.

STUDY 11'1" x 9'

With radiator.

LIVING FAMILY KITCHEN 26'4" x 10'11"

With modern units, electric cooker point, radiator, dining and family area.

WC

With low level WC, wash hand basin, access to:

UTILITY

With plumbing for washing machine and radiator.

FIRST FLOOR

LANDING

With access to roof space, airing cupboard with lagged up water cylinder.

BEDROOM 1 19'11" x 12'11" (narrowing to 8'10")

With two radiators, walk-in wardrobe.

EN-SUITE

With low level WC, pedestal wash hand basin, shower, radiator, part tiled walls.

BEDROOM 2 16' x 8'10" (limited headroom)

With two radiators.

BEDROOM 3 10'4" x 7'11"

With built-in wardrobe, radiator.

BEDROOM 4 8'6" x 6'6"

With radiator.

BATHROOM/WC

With paneled bath, low level WC, pedestal wash hand basin, radiator.

OUTSIDE

Gardens and land extend to 3.9 acres (TBC).

Detached out building with attached wood store.

Various planning permissions have been obtained including:

Application number 24/2828M - Triple garage block and store

Application number 23/0514M - Certificate of lawful use

Application number 21/6044M - Rear extension

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:

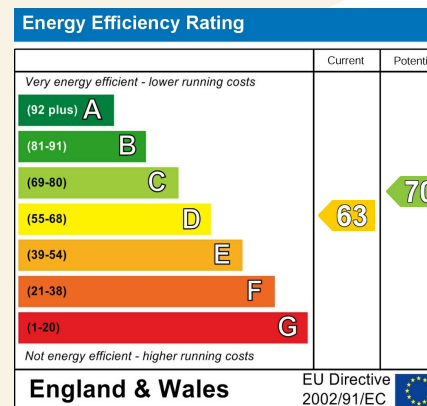
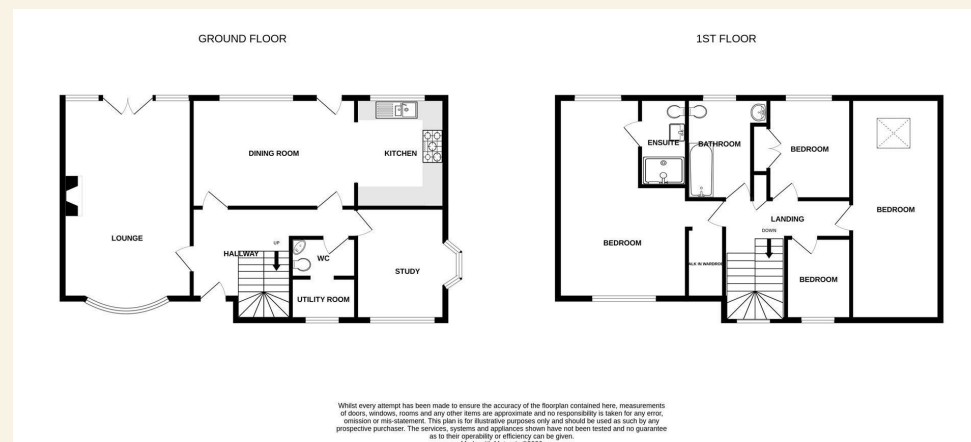
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MISDESCRIPTIONS ACT 1967

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