

The Old Coach House and The Stables

Manor Park Road, North Rode



Jackson-Stops
& Staff



LOT 2

LOT 1

People **Property** Places

A truly outstanding Grade II Listed 6 bedroom house with attached 3 bedroom cottage, set in an elevated position, with magnificent views of the Derbyshire hills

FOR SALE AS A WHOLE OR IN 2 SEPARATE LOTS

Description

The Old Coach House and The Stables are Grade II Listed and are constructed of cream rendered and mellow Cheshire brick elevations with stone dressings, all surmounted by a slate roof. This extremely attractive period house is approached through exquisite parkland and was formerly part of the adjacent manor house. It sits in a magnificent elevated position overlooking the rolling Cheshire countryside, with the stunning Derbyshire hills as an impressive backdrop – a truly outstanding location. The extremely attractive façade is only amplified by the elegant interior with large, light rooms and wonderful features such as stone and oak flooring, solid oak doors, log burning stoves set into brick fireplaces, exposed brick walling and beamed ceilings. The solid oak kitchen is bespoke, made by a local craftsman, with granite work surfaces and two oven Aga, with the conservatory/morning room being open-plan to the kitchen. The accommodation is flexible in nature with ground and first floor bedrooms, with The Stables being attached to the side. This can, subject to the necessary consents being obtained, be incorporated into the main property or remain as a separate three bedroom property. The Stables is equally well presented with large light rooms. The Stables gardens wrap around the gable end of the property. To the front lies a tarmacadam parking and turning area with a hard tennis court, and to the rear and side gently sloping lawns, with a stone terrace off the conservatory.

Agents Note: We are only able to receive expressions of interest for The Stables until a buyer has been identified for The Old Coach House.





Gardens & Grounds

The front of the house has an attractive cobbled courtyard with a large apron of tarmac providing ample parking and turning space to the front of the oak carport. The majority of the gardens lie to the rear elevation with a gently sloping lawn leading away from the house. Abutting the house is a large stone terrace with a wisteria-adorned arbour accessed off the drawing room, dining room and

conservatory. Stone steps lead down to the breeze houses, which are ideal al fresco eating areas, with a stone path and small bridge over two lily ponds. There is a further larger pond with stone seating area overlooking. The lawns are encompassed by mature herbaceous borders brimming with rhododendrons and azaleas. The gardens have the most stunning views of the finest rolling Cheshire countryside

Accommodation in Brief

LOT 1 – The Old Coach House

- Entrance hall
- Two separate WCs
- Three reception rooms
- Conservatory/morning room
- Kitchen/breakfast room
- Utility room
- Study/playroom
- Six bedrooms (one en suite)
- Three bath/shower rooms

The Barn

- Workshop
- Two offices (potential for ancillary accommodation)

Outside

- Two car oak carport with garden store
- Various garden stores/storage sheds
- Greenhouse, two breeze houses and timber tree house
- Beautifully landscaped gardens

LOT 2 – The Stables

- Entrance hall & separate WC
- Two reception rooms
- Kitchen/breakfast room
- Conservatory
- Utility room
- Two bedrooms (one en suite)
- Family bathroom
- Bedroom three/study
- Single garage
- Tennis court
- Garden store
- Beautifully landscaped gardens

In all about 1.2 acres

Available as a whole or in two separate lots

Location

The Coach House and The Stables are a real eagle's nest with stately drives winding through wonderful parkland to the private drive to the front of the properties. The properties benefit from the best of both worlds with a rural setting, yet only 4 miles from central Congleton and 6 ½ miles from central

Macclesfield, with all that both towns have to offer. These towns have direct trains to Manchester and Crewe, with Macclesfield also having a direct service to London. Manchester International Airport is only a 40 minute drive away.

- Congleton 4 miles
 - Macclesfield 6 ½ miles
 - M6 (J17) 9 ½ miles
 - Alderley Edge 10 ½ miles
 - Wilmslow 12 ½ miles
 - Manchester airport 17 miles
 - Manchester 24 miles
 - Chester 34 ½ miles
- (distances approximate)

Directions

(Postcode: CW12 2PG)

From Wilmslow, proceed in a southerly direction on the A34 to Monks Heath crossroads. Continue straight over on the A34, passing Capesthorne Hall on your right hand side. Follow the road for approximately 3 miles to the village of Marton. Once through the village take the first left, sign-posted 'North Rode', into Cocks Moss Lane. Proceed to the end of this lane, turning right onto the A536. Turn left at the first turning into Bank Lane, sign-posted 'North Rode'. Proceed into the village of North Rode, turning left just before the village church and just after the day nursery. Turn left at the fork, over a cattle grid marked 'Private Road'. Bear right at the next fork and drive until you reach a sharp right hand bend. Rather than following the bend, continue straight on, past the sign for The Old Coach House and The Stables, and go over the second cattle grid.

Property Information

Services: The Old Coach House - mains electricity, water, oil fired central heating, shared private tank drainage, broadband and satellite TV.

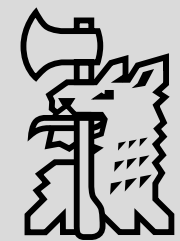
The Stables – mains electricity, water, oil fired central heating, shared private tank drainage, broadband.

Local Authority & Council Tax: Cheshire East Council. Telephone: 0300 123 5500.

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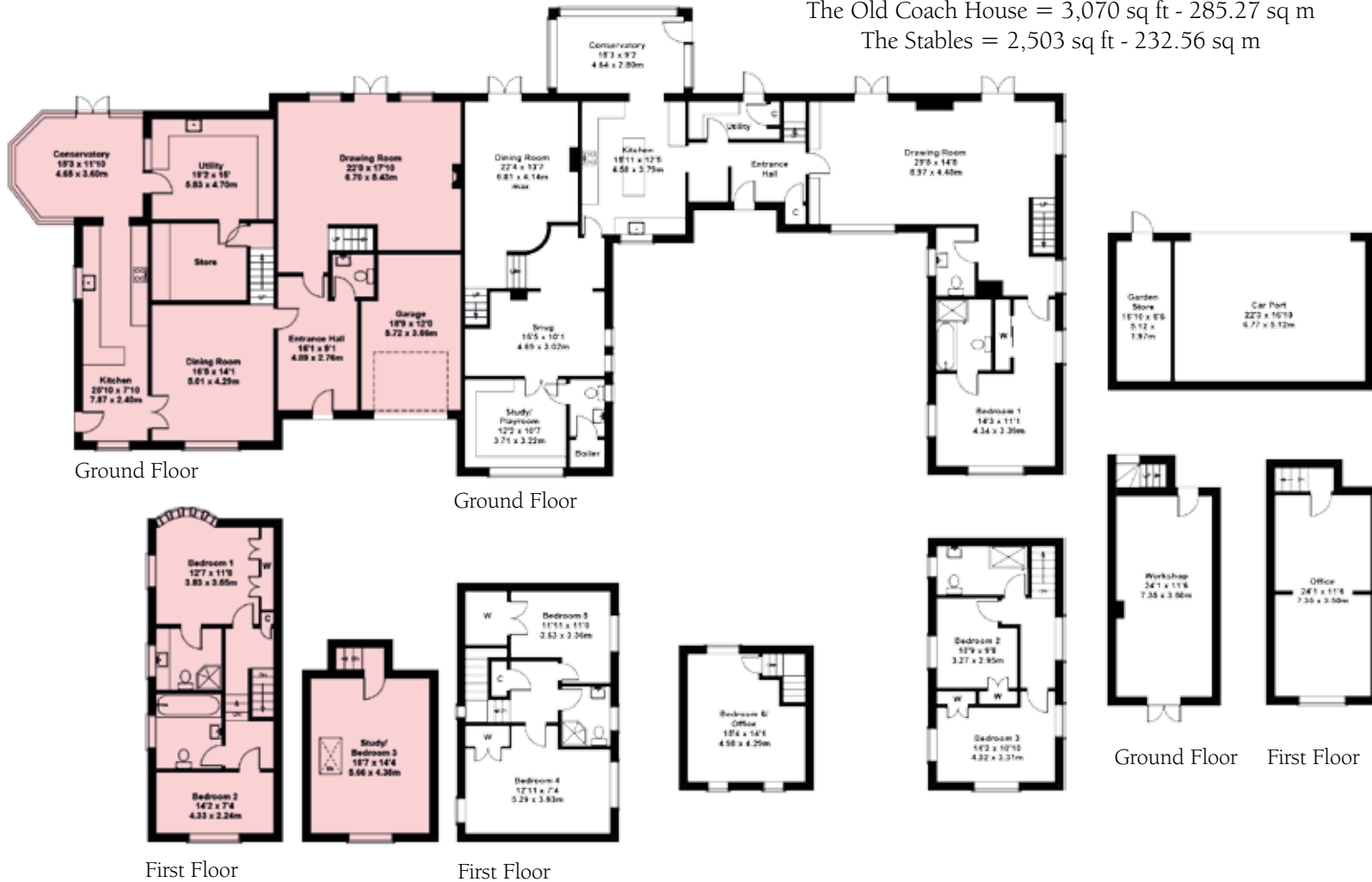
LOT 2

LOT 1

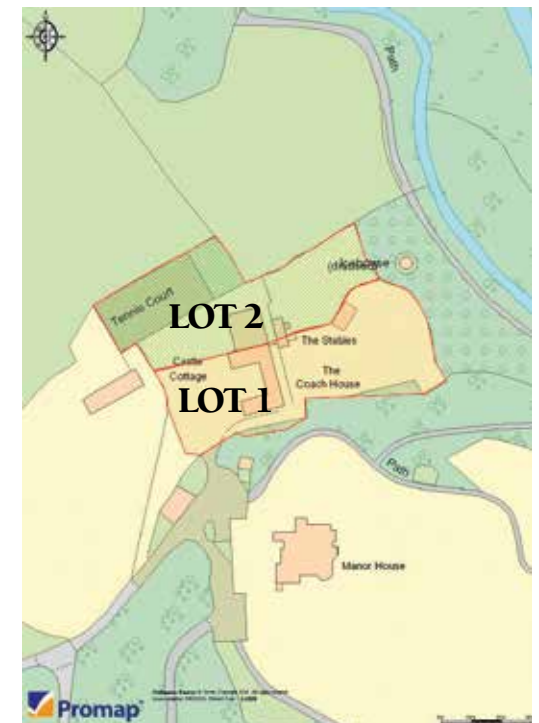
Approximate gross internal area

The Old Coach House = 3,070 sq ft - 285.27 sq m

The Stables = 2,503 sq ft - 232.56 sq m



Agents' Note: The boundary line marked on the plan between The Stables and The Old Coach House follows roughly the already demarked boundaries, however, the exact diversion needs to be ascertained when a purchaser has been found.



Important Notice: Jackson-Stops & Staff, their clients and any joint agents give notice that: 1 They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2 Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and Jackson-Stops & Staff have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

