



Outstanding Grade II listed restored farmhouse with charm and character on the borders of Mottram St Andrew & Prestbury village within gardens to about an acre...

- Grade II restored farmhouse
- 4 receps. 3/4 beds, 3 baths
- David Lisle living kitchen
- 32' drawing room, double garage
- Grounds to about 1 acre

Guide price £1,295,000
Freehold

Savills Wilmslow

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Farmers Green, Castle Hill, Mottram St Andrew, Cheshire SK10
4AX



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Mileage

Prestbury: less than 1 mile, Alderley Edge: 3.5 miles, Wilmslow: 4 miles, Handforth Dean: 5 miles, Macclesfield: 4.5 miles, Manchester Airport: 8.5 miles, City centre: 15.5 miles.

Situation

Lying within over an acre of established gardens on the borders of Mottram St Andrew and Prestbury village, Farmers Green is superbly placed for access to the village amenities and stands at the heart of Cheshire's most sought after residential area. Prestbury village has commended restaurants, 2 excellent pubs, a thriving tennis club, cricket club and a superb primary school. Well placed for Alderley Edge, Wilmslow, Marks and Spencer at Handforth Dean and John Lewis at Cheadle. There are numerous private schools in the area and Fallibroome Academy is only a couple of miles away. Golf courses, Equestrian and Leisure facilities abound and Prestbury lies only a short drive from the Peak National Park for those who appreciate outdoor pursuits.

Description

Beautifully and sympathetically restored to suit contemporary lifestyles, Farmers Green is believed to date originally from 1582 and is Grade II listed. The house retains plenty of period charm and character and was a 4/5 bedroom house when acquired by our clients who have subsequently created a very indulgent 3 or 4 bedrooms including a superb master bedroom suite and the facility for a ground floor bedroom suite. Oak beamed ceilings and timbered walls, natural floors and magnificent stone fireplaces are complemented by classic white bathroom suites and a David Lisle bespoke kitchen open to a living/dining area. The house is approached over a lovely cobbled driveway to a courtyard turning area with a double garage and workshop/garden store to the rear. The gardens, which extend to about an acre, include an orchard area, shrubberies and rolling lawns all of which can be appreciated from the balcony terrace off the master bedroom.

Accommodation

The oak double doors open to a hall area with slate flooring and doors lead off to the two principal reception rooms. Off to the right is the 32' main reception room with 2 sets of French doors opening to the rear terrace and gardens. The oak beamed and strapped ceilings are glorious as is the large stone fireplace with its 'living flame' dog grate. The formal dining room lies off the hall to the left and again has beamed and strapped ceilings, timbered walls over stone and a stone hearth fireplace with a living flame gas fire. An opening leads off to the rear to the inner hall with an oak staircase leading up to the first floor and a garden door. The triple aspect living kitchen is superbly appointed with bespoke oak furniture by David Lisle under granite surfaces with integrated appliances. The magnificent stone fireplace in the living area is outstanding and the slate flooring extends throughout with timbered walls in the living area and a charming stone window. A utility room has been created in the cellar with the central heating boiler, slate flooring and wine bins. The second front entrance has a porch opening to a reception hall with the principal reception room off to the left and a shower/cloakroom serving the Snug/Study/Guest bedroom. This is well planned to allow for guests to have their own space or for those who find stairs difficult. The first floor landing has doors off to the 3 first floor bedrooms including the splendid master suite with its bedroom area, French doors opening to a covered balcony with views over the gardens and an en-suite bathroom. The fitted dressing room lies alongside. There are two further bedrooms, one of which has fitted wardrobes, a beamed vaulted ceiling and a lovely stone

fireplace. The house bathroom serves these bedrooms and has a double ended bath with a classic white suite. The double garage has folding timber doors, storage and a rear workshop/store. There is a Clearspan Greenhouse and a timber garden shed.

Tenure: Freehold

Energy Performance: A copy of the full Energy Performance Certificate is available on request.

Viewing: Strictly by appointment with Savills

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Farmers Green, Castle Hill, Mottram St. Andrew, Macclesfield, SK10 4AX



Gross internal area (approx.)

Total = 353 sq m (3803 sq ft)

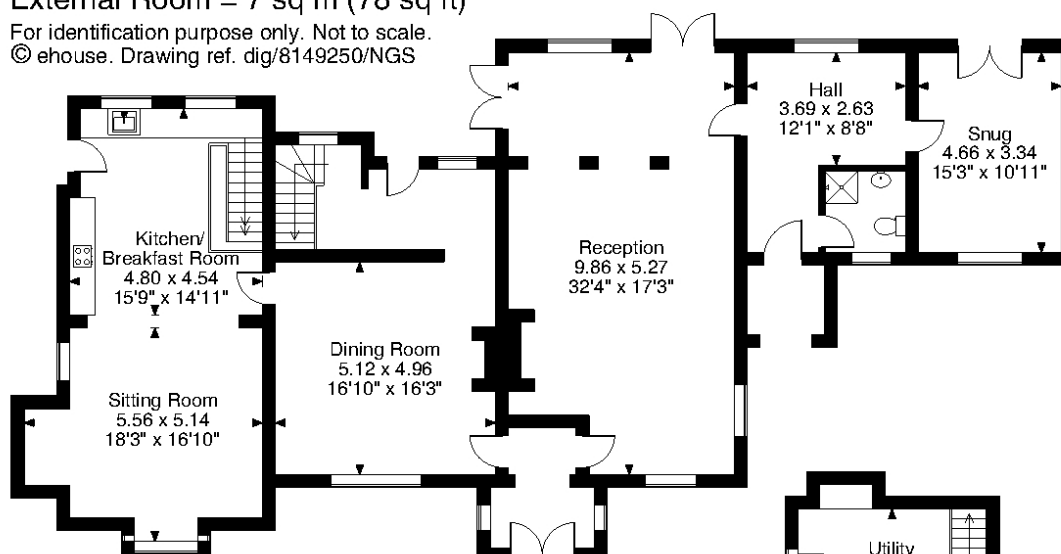
Main House = 315 sq m (3393 sq ft)

Garage = 31 sq m (332 sq ft)

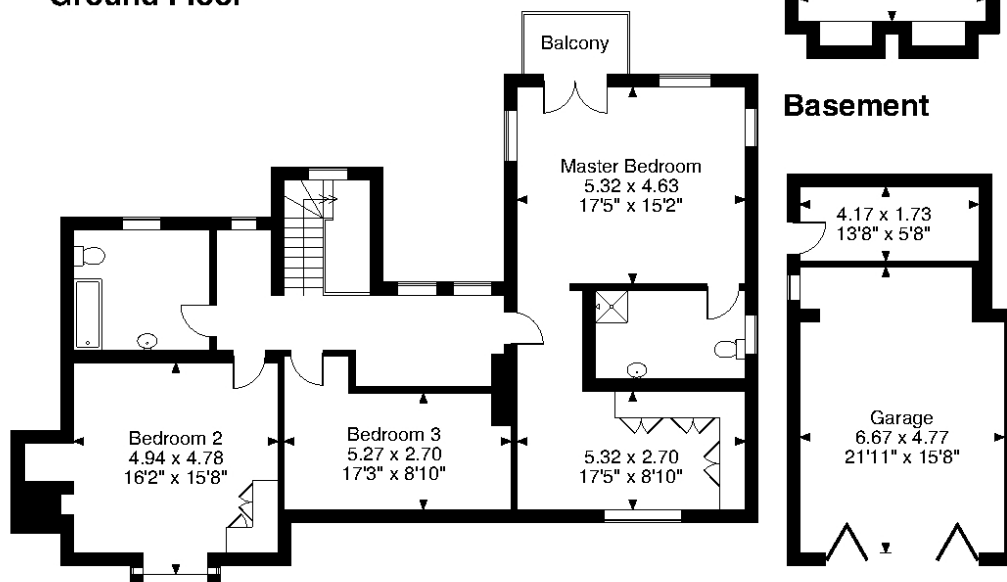
External Room = 7 sq m (78 sq ft)

For identification purpose only. Not to scale.

© ehouse. Drawing ref. dig/8149250/NGS



Ground Floor



First Floor

Basement

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	15	30
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO₂) Impact Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	15	29
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	