



Torkington Hall Farm,
9, Hall Farm Close, Hazel Grove,
Stockport SK7 6PJ

Magnificent 17th Century Grade II listed four/five bed, three bath detached residence with outbuildings standing in grounds of approximately one third of an acre off Torkington Road

Asking Price: £

WOODHALL
— PROPERTIES —

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SUMMARY:

Torkington Hall Farm is a magnificent 17th Century Grade II listed four/five bed, three bath detached residence with outbuildings standing in grounds of approximately one third of an acre off Torkington Road. A simply captivating period property affording the charm, space and character of bygone eras with surprise and interest at every turn. Pleasantly located in historical, semi-rural Torkington, close to Torkington Primary School and Park, and only minutes from Stockport and Hazel Grove Golf Clubs, Hazel Grove village centre and railway station, and the SEMMMS airport link road. House and grounds have been sympathetically restored in recent years to provide impressive, well presented family living accommodation on a near grand scale. Beamed ceilings, sash windows, stone sills, latched doors, stone and oak floors, the obligatory creak, the odd gentle slope, the cobbled courtyard with outbuildings (including garage) and the large rear garden. It's all here.

LOCATION:

Good shopping, schooling, recreational and public transport facilities serve the immediate area whilst Marple, Disley, Macclesfield, Poynton, Bramhall, Stockport and Manchester centres, MediaCityUK, Manchester International Airport and access points to the national motorway network are all within comfortable commuting distance.

DIRECTIONS:

From our Hazel Grove office turn right onto the A6 London Road turning left at the traffic lights into Torkington Road. Follow the road round before taking the second turning off onto the right and continuing along Torkington Road. At the small roundabout turn left into Hall Farm Close with the gated Torkington Hall Farm on your right.

ACCOMMODATION:

All measurements are approximate.

PLEASE NOTE:

We have not tested any services, systems or appliances at this property.

GROUND FLOOR

ENTRANCE PORCH

Gothic style with stained glass 'coat-of-arms' to front door, stone floor.

ENTRANCE HALL & INNER HALLWAYS

Four radiators, cornice, panelled walls to dado rail height and outside doors to the two side elevations, quarry tiled floor, panelled doors to two principal rooms, latched doors to remainder including cellar.

SITTING ROOM (FRONT)

17' x 14' 5" (5.18m x 4.39m) max. Featuring corner fireplace with a Clearview smokeless multi-fuel stove and period cast iron surround, radiator, decorative cornice, beam, two period windows with panelled shutters.

DINING ROOM (FRONT)

16' x 14' 8" (4.88m x 4.47m) max. Featuring fireplace with period timber surround, cast iron back and grate, stone hearth, contemporary 'period' cast iron radiator, cornice, wall light points and part stained glass window with panelled shutters, solid oak wood flooring.

BOOT ROOM, LAUNDRY & BATHROOM/WC

17' 5" x 12' 7" (5.31m x 3.84m) max. Stone flooring, cabinet housing gas central heating boiler, radiator, period windows to two elevations, plumbed for automatic washing machine, floor to ceiling storage/footwear shelving, coat hooks, beamed ceiling, panelled walls, latched period door from hallway. Incorporates bathroom (8' x 5' 10) comprising white and chrome suite of panelled bath with electric shower over, pedestal wash hand basin, low level wc, part tiled, part panelled walls, beamed ceiling, radiator, stone floor, ceiling downlights.

BREAKFAST/MORNING ROOM (REAR)

16' x 9' 11" (4.88m x 3.02m) max. Cast iron period fireplace, exposed brick wall, stripped timber floorboards and beamed ceiling, radiator, wall light points, small understairs cupboard, period window, panelled door, steps down to kitchen.

KITCHEN (REAR)

16' 7" x 16' 3" (5.05m x 4.95m) max. Large Belfast sink, fitted base units with oak timber work surfaces, period antique pine cupboards and drawers, central work island, brick arched recess with range cooker inset, part tiled walls, quarry tiled floor, exposed beamed ceiling with downlights, radiator, servants' bells, period windows to two elevations.

CELLAR

19' 10" x 9' 8" (6.05m x 2.95m) max. Plumbing for washing machine and stone flagged floor, cold stone slabs, extractor fan, power and light.



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FIRST FLOOR

HALF LANDING

Period hardwood leaded window, oak staircase and exposed beamed ceiling and wall.

BEDROOM 4

17' 7" x 10' 2" (5.36m x 3.1m) max. Sloping ceiling with exposed beams to ceiling and walls, radiator, Velux skylight, small period window to the side, latched door.

DRESSING ROOM/STUDY

11' 3" x 8' 7" (3.43m x 2.62m) max. Period window, timber panelling to dado rail height, book shelving, beamed ceiling, contemporary period cast iron radiator, latched door, door to bathroom.

BATHROOM

10' 5" x 6' 6" (3.18m x 1.98m) max. Timber panelled walls to dado rail height, beamed ceiling, white and chrome suite of panelled bath with built-in chrome shower with Mira Digital rain head and rinser, pedestal wash hand basin, low level wc, ceiling downlighters, contemporary period cast iron radiator, tiled floor, extractor fan.

FULL LANDING

MASTER BEDROOM 1 (FRONT)

17' 6" x 15' 9" (5.33m x 4.8m) max. Cast iron period fireplace, full height exposed beamed ceiling with ceiling downlighters, radiator, two bedside wall light points, two period windows, oak timbered floor (carpeted). Door to en-suite.

EN-SUITE SHOWER ROOM/WC

9' 2" x 4' 3" (2.79m x 1.3m) Tiled shower cubicle with Mira Digital shower, pedestal wash hand basin, low level wc, tiled walls and panelled ceiling with downlighters, period window, contemporary 'period' radiator with chrome towel warmer.

BEDROOM 2 (REAR)

17' 7" x 17' (5.36m x 5.18m) max. Full height ceiling, period cast iron fireplace, radiator, two period sash windows.

BEDROOM 3 (FRONT)

16' 11" x 15' 9" (5.16m x 4.8m) max. Radiator, tiled fireplace, full height ceiling, period window.

OUTSIDE

LARGE PART-COVERED, COBBLED COURTYARD AND PATIO TO REAR

LINKED RANGE OF OUTBUILDINGS

Built of brick construction with white rendered elevations under a slate roof comprising:

LEISURE ROOM, STORE OR WORKSHOP

21' 6" x 15' (6.55m x 4.57m) max. Central brick fireplace and full height beamed ceiling with Velux skylight, power and light.

HEN/PIG HOUSE

With enclosed run.

GARAGE

15' x 13' 4" (4.57m x 4.06m) max. Folding timber double doors.

GARDENS

The house stands in grounds of approximately one third of an acre with a large garden to rear. Lawned area, large pond with waterfall and rockery, vegetable, fruit and flower beds. Wide cobbled driveway and courtyard with gated vehicular access from side. Well enclosed by high boundary hedgerow and fencing. Cold water tap. Ornamental lighting. Wrought iron double gates to front, with boundary wall and wide cobbled driveway providing hardstanding for numerous motor vehicles.

COUNCIL TAX:

We have been advised by the owners that the Council Tax Band is F. All enquiries to Stockport MBC.

TENURE:

We are advised by the vendor client that the property is Freehold. We would recommend that your conveyancer checks the tenure prior to the exchange of contracts.

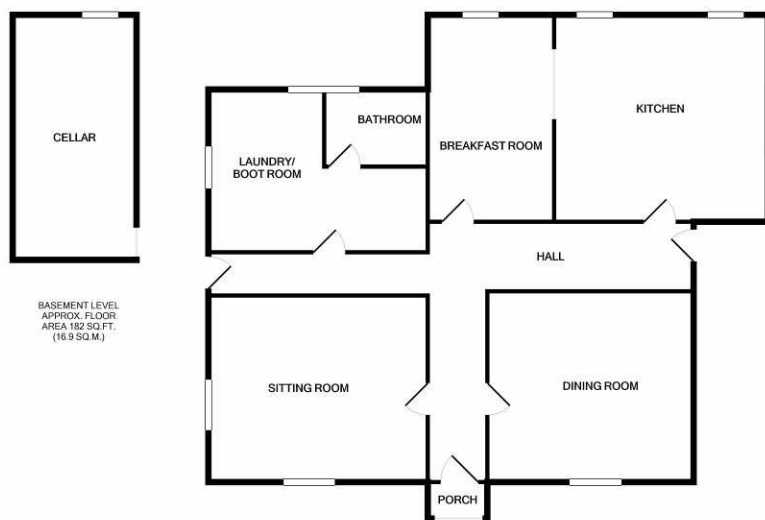
VIEWING:

Strictly by appointment through Woodhall Properties 0161 483 5100

OPENING HOURS:

Monday - Thursday 9.00am - 5.30pm, Friday 9.00am - 5.00pm, Saturday 9.00am - 4.00pm and Sunday 12.00pm - 4.00pm



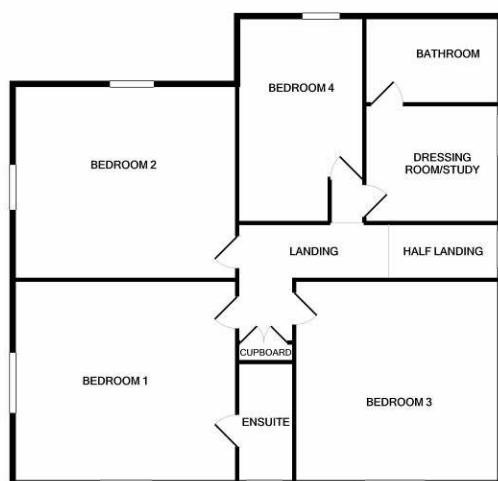


BASEMENT LEVEL
APPROX. FLOOR
AREA 182 SQ.FT.
(16.9 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 1389 SQ.FT.
(127.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 2829 SQ.FT. (262.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR
APPROX. FLOOR
AREA 1277 SQ.FT.
(118.7 SQ.M.)



For further information please call:

0161 483 5100



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