



Double fronted period house in nearly half an acre

The Mill House, Woodford Road, Poynton, Stockport, Cheshire SK12 1EH

Freehold





4/5 bedrooms • 2 bathrooms & washroom • 4 reception rooms • Dining kitchen • Utility room • Gardens and driveway parking • About 0.484 acre

Local information

Set back and above the lane, with access along the shared side driveway, this interesting period home enjoys a rural yet not isolated setting close to the villages of Poynton, Bramhall and Hazel Grove.

Poynton has a Waitrose supermarket and like Bramhall, has a range of specialist shops, restaurants and bars, great leisure facilities, a range of sports clubs and golf courses. The schools in the area in both the state and private sectors are well regarded and Stockport Grammar, Cheadle Hulme School and Kings School Macclesfield are within striking distance. The Peak District National Park is close by and the area is within commuting distance of Manchester by road or rail.

About this property

This double fronted property has a fascinating history and while the main structure is believed to be pre-Georgian it appears earlier with a superb Jacobean staircase which as one of the principal architectural features of the house. The property was once part of the Vernon Estate in Poynton and is reputed to have its origins as a coaching inn on what was once the main London to Manchester route. The original stables were converted to separate properties many years ago.

The accommodation is arranged over three floors and extends to the rear on the

ground floor providing the breakfast kitchen with its informal dining area. The ground floor has three well-proportioned reception rooms, two of which have dual aspects and fireplaces. A study and the hall complete the original ground floor. A reduced height access leads to the dining kitchen, utility room and a cloakroom with WC

There are three double bedrooms at first floor level with a house bathroom and a separate washroom with a WC and wash hand basin. The second floor features two full depth rooms alongside a part completed bathroom, not currently operational and will not be prior to the sale. This floor offers tremendous scope to create a self-contained suite of rooms for a teenager or two further bedrooms, with Velux skylights and airy vaulted ceilings.

An outbuilding/garage store lies to the rear of the parking area at the rear and the shared access drive leads down the side of the house. The gardens lie mainly to the rear and side where they are mainly lawned with a variety of shrubs and specimen trees. The grounds are nearly half an acre in size with open countryside beyond leading down the valley to Norbury Brook to the north.

Tenure

Freehold

Viewing

Strictly by appointment with Savills







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Gross internal area (approx) 3261 sq ft / 303 sq m

Outbuildings Not measured

Total 3261 sq ft / 303 sq m



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	76
England, Scotland & Wales	EU Directive 2002/91/EC	

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