

A large, traditional stone farmhouse with a tiled roof, surrounded by a stone wall and a large tree. The house is made of light-colored stone and has a gabled roof. There are several windows with white frames and a central wooden door. A large tree with green and some autumn-colored leaves stands in front of the house. A stone wall runs along the front of the property, and a paved driveway is visible on the left.

COLD ARBOR FARM

— TYTHERINGTON —

JONES
HOMES



Old world charm meets modern day luxury

If you dream of living in a beautiful home, with a luxurious interior in a much sought-after countryside location, you'll find it all at Cold Arbor Farm in Tytherington.

This extraordinary development opens the doors to a new lifestyle through three exclusive homes – The Farmhouse, The Barn and The Stables.

The Farmhouse and The Barn are both Grade II listed buildings, with every last detail lovingly restored. The Stables has been carefully designed to complement the restored buildings and it's stunning surroundings. Together they create three unique homes of unparalleled quality.



The Barn - Kitchen



The Barn - Snug



The Barn - Living/Dining

Live life exclusively

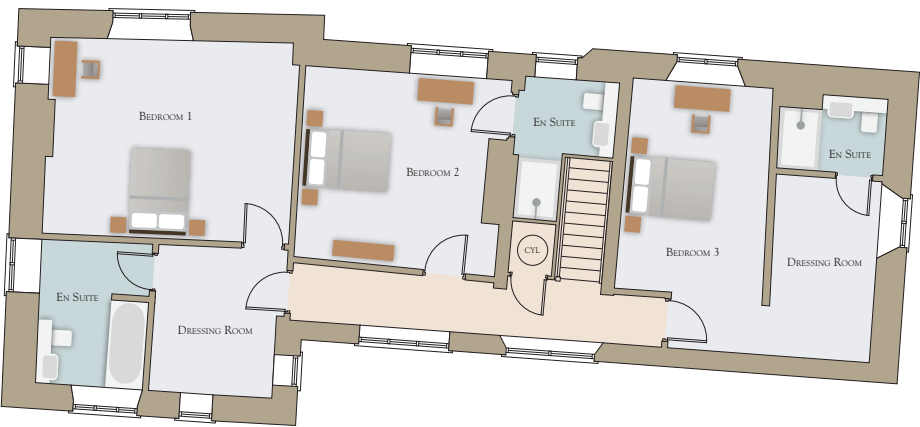
Each and every Jones home is highly designed and specified throughout.

You'll find a contemporary kitchen with integrated appliances, and modern bathrooms with Aqualisa showers and stunning Porcelanosa tiles.

Many more quality fixtures and fittings that you wouldn't expect are also included as standard. From the LED downlights to the polished brass door handles, we consider every last detail to be important. And it's not just the interior of your new home that we're committed to getting just right. We've given equal care and attention to the landscaping around Cold Arbor Farm to help preserve and improve the natural environment.



Ground Floor



First Floor

The Farmhouse - Plot 176

4 bedroom, 4 bathroom home with double garage

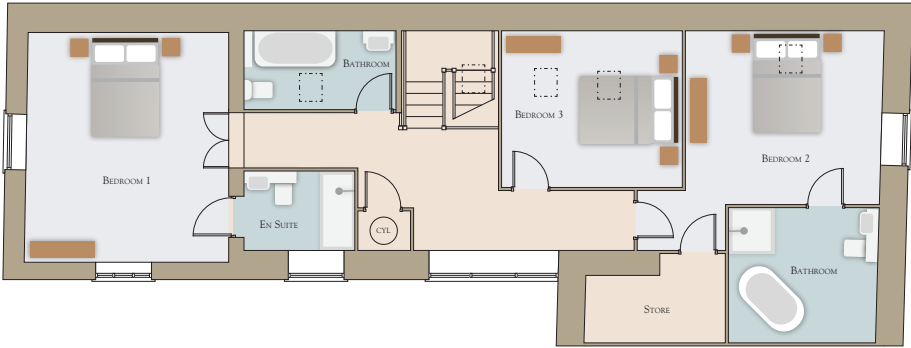
Charming, spacious and boasting an abundance of period features, this four bedroom home extends across two floors. It hosts a truly impressive living/dining space featuring original exposed beams with an abundance of space and natural light from the impressive windows that look out onto the landscaped garden. With four well-appointed bedrooms, all with en-suite facilities, this traditional home fulfils the needs of modern family life.

Ground Floor			First Floor		
Living Room	4.89m x 3.98m	16'1" x 13'1"	Bedroom 1	3.94m x 4.96m	12'11" x 16'3"
Dining Room	3.92m x 4.78m	12'10" x 15'8"	Dressing Room 1	2.92m x 2.59m	9'7" x 8'6"
Kitchen	2.41m x 2.99m	7'11" x 9'10"	Bedroom 2	3.97m x 3.83m	13" x 12'7"
Breakfast	2.59m x 4.77m	8'6" x 15'8"	Bedroom 3	5.20m x 2.78m	17'1" x 9'1"
Utility	2.54m x 2.61m	8'4" x 8'7"	Dressing Room 3	3.61m x 2m	11'10" x 6'7"
Bedroom 4	3.09m x 5.01m	10'2" x 16'5"			
Dressing Room 4	1.70m x 3.05m	5'7" x 10"			

All floor plans and suggested furniture layouts are for guidance and illustrative purposes only and do not form part of any contract. All room sizes are approximate to maximum dimensions and some rooms may have restricted ceiling heights which are not demonstrated on these plans. For further detail and specification, please ask our Sales Advisor.



Ground Floor



First Floor

The Barn - Plot 177

4 bedroom, 4 bathroom home with double garage

A home with unique character, you'll find extraordinary features at every turn. The double height living room is grand and impressive while the exposed timber frames and skylights add warmth and natural light to this remarkable space. Ideal for entertaining, the generous open plan kitchen benefits from a separate pantry and utility. The Barn boasts four spacious bedrooms, each with their own charm and authentic period features.

Ground Floor

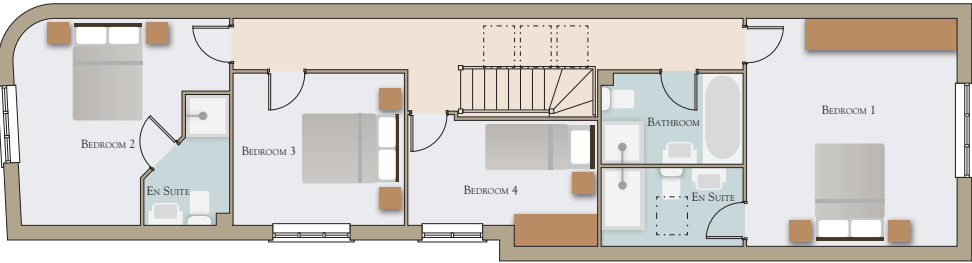
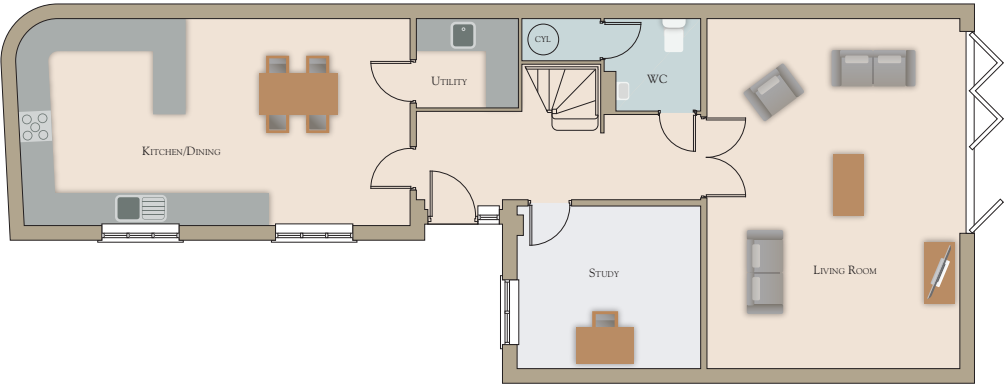
Kitchen/Breakfast	4.39m x 6.78m	14'5" x 22'3"
Living/Dining	4.67m x 11.32m	15'4" x 37'2"
Snug	4.47m x 4.45m	14'8" x 14'7"
Utility	2.82m x 2.08m	9'3" x 6'7"
Pantry	2.10m x 1.97m	6'11" x 6'6"
Bedroom 4 / Study	4.43m x 3.08m	14'6" x 10'1"

First Floor

Bedroom 1	4.73m x 4.17m	15'2" x 13'8"
Bedroom 2	3.30m x 4.13m	10'10" x 13'7"
Bedroom 3	3.22m x 3.90m	10'7" x 12'10"

--- Roof/sky light

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Ground Floor

First Floor

The Stables - Plot 178

4 bedroom, 3 bathroom home with private parking

Undeniably impressive, this four bedroom detached home offers an open plan layout designed with modern day living in mind. Light floods the living room from the stylish bi-fold doors that lead out to the patio and generous landscaped garden. With four spacious bedrooms, a practical study, two en-suites and a modern family bathroom, this stunning home is perfect for growing families.

Ground Floor

Kitchen/Dining	3.89m x 7.46m	12'9" x 24'6"
Living Room	6.65m x 5.08m	21'10" x 16'8"
Study	3.07m x 3.45m	10'1" x 11'4"
Utility	1.69m x 1.94m	5'7" x 6'4"

First Floor

Bedroom 1	4.32m x 3.99m	14'2" x 13'1"
Bedroom 2	3.89m x 4.07m	12'9" x 13'4"
Bedroom 3	2.83m x 3.26m	9'3" x 10'8"
Bedroom 4	2.20m x 3.64m	7'3" x 11'11"

--- Roof/sky light

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COLD ARBOR FARM

Site plan

The Farmhouse
4 bedroom home
Plot 176

The Barn
4 bedroom home
Plot 177

The Stables
4 bedroom home
Plot 178



The above details are provided for guidance and illustrative purposes only and do not form part of any contract. An application to divert a public footpath has been submitted to the Local Authority. Please ask the Sales Advisor for details.



Superb specification homes

General

- Gated development
- Oak front door with antique black ironmongery
- Oak veneer panel internal doors with polished brass furniture
- Double glazed windows throughout
- Oak handrails
- Gas fired central heating with energy efficient boiler
- Flooring throughout
- CCTV and alarm system
- TV and telephone points

Kitchen

- Symphony fitted kitchen with soft close buffers
- Quartzstone worktops with matching upstands
- Rangemaster cooker
- Belfast sink with drainer grooves
- Fridge, freezer and dishwasher
- Hansgrohe brassware
- LED ceiling downlights and worktop lighting

Bathroom/En Suite

- Villeroy & Boch sanitaryware with Hansgrohe brassware
- Aqualisa thermostatic shower to bathroom and en suite
- Fully tiled walls and floors from the Porcelanosa range
- Chrome ladder towel rails to bathrooms and en suites†
- Illuminated cabinet with heated mirror†
- LED downlights

External

- Patio to landscaped rear garden
- Boundary fencing to gardens
- Checkmate 10 year build warranty

† Where applicable & feasible

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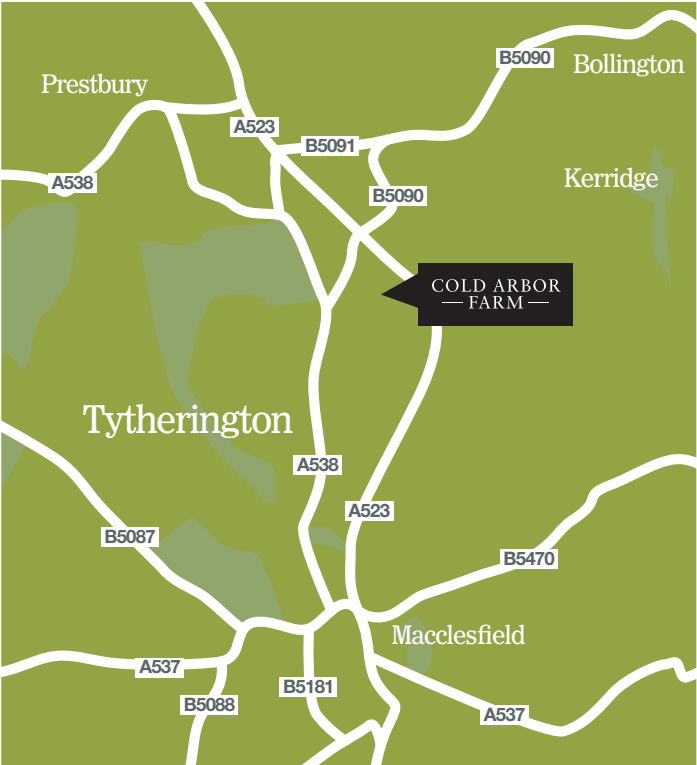
Tytherington is a highly sought-after place to live. It's beautiful rural setting within undulating countryside, is close to the Macclesfield Canal and River Bollin, as well as the majestic Peak District.

This outstanding setting affords a wealth of activities for leisure and pleasure, business and culture. With everything from spectacular walks and the nearby Tytherington Golf Club, to shopping and dining in Cheshire's 'Golden Triangle', you really can enjoy the best of all worlds.

The thriving market town of Macclesfield is a short drive away and if you ever want to explore a little further afield, the excellent road and rail links mean that there are good connections to Wilmslow, Stockport and Manchester. The area also boasts a range of local amenities with easy access to a small selection of local shops, Tytherington High School and good primary schools.

Location

Cold Arbor Farm, Springwood Way,
Tytherington, Cheshire SK10 2XA



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