



OUTSTANDING GRADE II LISTED RESTORED 4+ BEDROOM FARMHOUSE IN ABOUT 1 ACRE

FARMERS GREEN, CASTLE HILL,
MOTTRAM ST ANDREW, CHESHIRE, SK10 4AX

Freehold

savills

BEAUTIFULLY AND SYMPATHETICALLY RESTORED TO SUIT CONTEMPORARY LIFESTYLES

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◆ EPC rating = Listed Building

Situation

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.

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, pubs, a thriving tennis club, cricket club and a superb primary school.

Well placed for Alderley Edge, Wilmslow, Marks & 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 has 4 first floor 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. 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 under floor 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 Playroom/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 4 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. There are three further bedrooms one with en suite shower room, one with fitted wardrobes. Bedroom 2 has 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.

Viewing:

Strictly by appointment with Savills



Approximate IPMS2 Floor Area = 298.2 sq m / 3210 sq ft (Excluding Void)

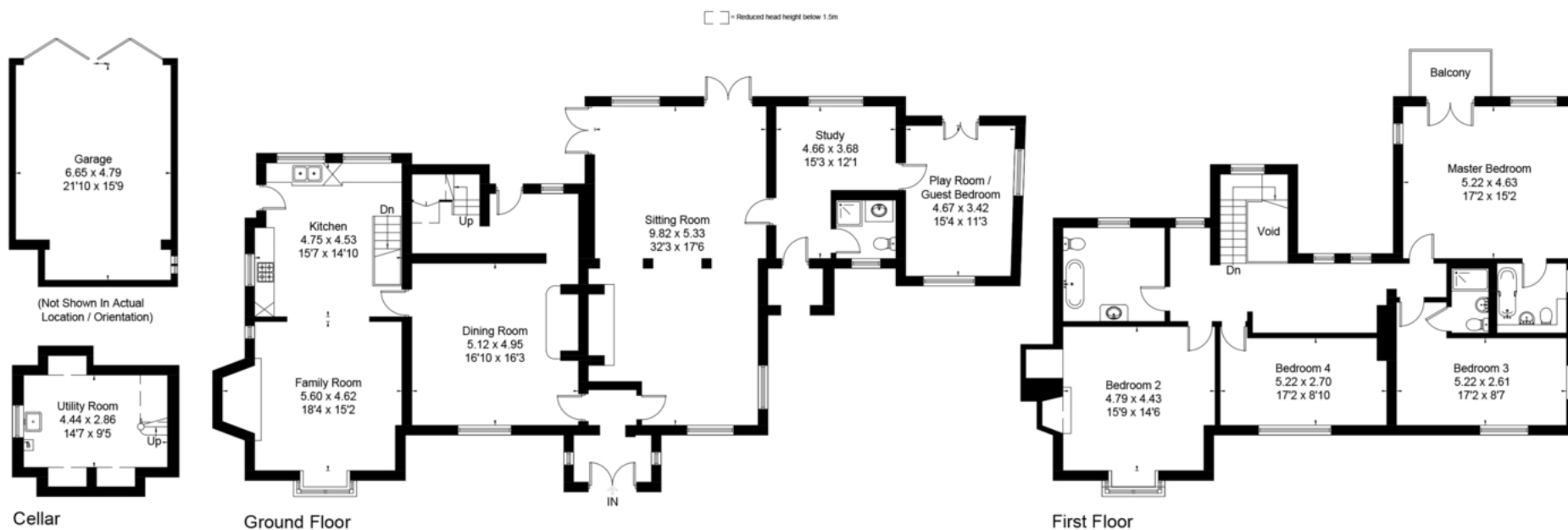
Garage = 30.8 sq m / 331 sq ft

Cellar = 11.4 sq m / 123 sq ft

Limited Use Area = 7.7 sq m / 83 sq ft

For identification only. Not to scale.

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