Traditional farmhouse & barn in amazing rural setting

Oakenclough Farm, Sutton, Macclesfield, Cheshire SK11 0NG

Freehold

4 bedrooms • 2 bathrooms • 3 reception rooms • Farmhouse kitchen with AGA • Unconverted barn space • Detached outbuildings • Garaging • About 2 acres

Local information

Set above a remote valley on the fringe of the Peak District National Park, a more tranquil and yet not isolated setting is difficult to imagine.

The market town of Macclesfield is only a 20 minute drive away, less than 5 miles, with the main west coast train line placing London Euston from 1hr 48 mins and Manchester from 18 mins.

The area is perfect for those who enjoy the outdoor life, with superb walks and cycling in the immediate area, livery, all the Peak District National Park has to offer and even sailing at Rudyard Lake.

The local primary school at Wincle and Macclesfield State schools are good and Beech Hall School and Kings School Macclesfield in the private sector are within easy striking distance. Many of the principal Manchester schools have coach services from the area.

There are local country gastro pubs nearby including The Ship at Wincle, The Crag in Wildboarclough and there are rumours the Hanging Gate may be re-opening, which would be a walk just over the hill.

In a location like this, with one other property sharing the half mile long drive, one needs to appreciate the stunning views to the surrounding hills and have a hankering to 'get away from it all', yet be well placed for access to the north-west's commercial centres and a fast and regular service to London or Manchester.

About this property

This traditional stone built farmhouse offers superb family accommodation within the main farmhouse and has tremendous scope to enlarge this into the first floor of the adjoining barn which has staircase access, located above the farmhouse kitchen with its four oven AGA.

Nestled into the hillside above Wildboarclough all the principal rooms overlook the valley to the front with its pond and small copse.

The property has plenty of character and the outbuildings are extensive, over 2000 sq ft, with further potential, subject to necessary permissions, to create home offices, independent accommodation or extensive garaging. Plans are available from the selling agents.

The sale of this unique family home presents a rare opportunity to acquire a traditional farmhouse with plenty of further potential in a breath-taking rural setting, yet is not isolated and is perfect for dipping into the busy south Manchester area then retreating to unspoilt countryside.

Tenure
Freehold

Local Authority
Cheshire East

Viewing
Strictly by appointment with Savills

Oakenclough Farm, Sutton, Macclesfield, Cheshire SK11 0NG
Gross internal area (approx) 300.33 sq m / 3232.75 sq ft
Outbuildings 199.37 sq m / 2145.13 sq ft
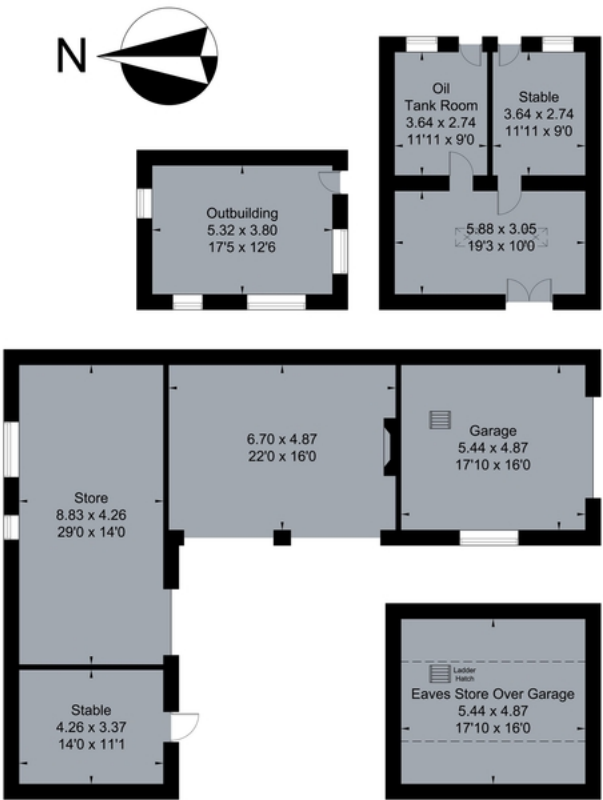**Total** 499.70 sq m / 5378.72 sq ft

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Savills Wilmslow
01625 417450
wilmslow@savills.com

First Floor

Laundry

Unconverted Space

Landing

WC

Bathroom

Bedroom 3
3.68 x 3.43
12'1 x 11'3

Bedroom 4
3.94 x 2.69
12'11 x 8'10

Bathroom

Bedroom 2
3.99 x 2.77
13'1 x 9'1

Dressing Room
3.46 x 2.71
11'4 x 8'11

Principal Bedroom
4.89 x 3.10
16'1 x 10'2

Unconverted Space

Ground Floor

Store

Lounge
8.23 x 3.79
27'0 x 12'5

Dining Hall
6.01 x 5.33
19'9 x 17'6

WC

Snug
5.36 x 3.10
17'7 x 10'2

Farmhouse Dining Kitchen
6.50 x 6.35
21'4 x 20'10

Utility Room

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Outbuildings

Oil Tank Room
3.64 x 2.74
11'11 x 9'0

Stable
3.64 x 2.74
11'11 x 9'0

Outbuilding
5.32 x 3.80
17'5 x 12'6

5.88 x 3.05
19'3 x 10'0

Store
8.83 x 4.26
29'0 x 14'0

6.70 x 4.87
22'0 x 16'0

Garage
5.44 x 4.87
17'10 x 16'0

Stable
4.26 x 3.37
14'0 x 11'1

Eaves Store Over Garage
5.44 x 4.87
17'10 x 16'0

Ladder Hatch

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales EU Directive 2002/91/EC
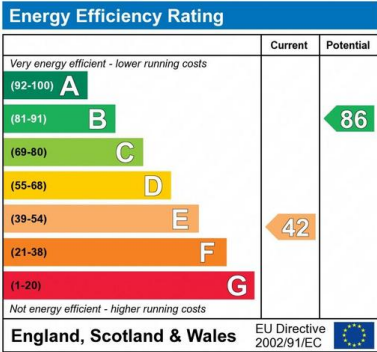
For illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

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