



GRADE II LISTED FORMER SMITHY REDEVELOPED TO AN EXCEPTIONAL STANDARD

2 HENBURY SMITHY
HENBURY, CHESHIRE, SK11 9PL

Freehold

savills

**SITUATED IN AN IDYLIC RURAL SETTING
WITH GENEROUS SOUTH FACING GARDENS
ADJOINING OPEN COUNTRYSIDE**

**2 HENBURY SMITHY HENBURY, CHESHIRE,
SK11 9PL**

Freehold

3 bedrooms ♦ 3 bathrooms ♦ 3 reception rooms ♦ open plan living/dining/kitchen ♦ fitted utility room ♦ studio/study ♦ 0.5 acre plot ♦ landscaped south facing gardens ♦ double garage ♦ extensive parking ♦ EPC rating = D

Situation

Henbury Smithy occupies a highly desirable and sought after rural location set in generous half acre grounds and enjoying wonderful views over open countryside. Henbury is a charming rural village with local church and wonderful walks whilst being within easy reach of the centres of Alderley Edge, Wilmslow, Prestbury and Macclesfield.

Alderley Edge is 4.5 miles away and offers excellent restaurants, bistros and bars as well as two supermarkets and a range of specialist shops. Larger shopping and recreational facilities including golf clubs and fitness centres are within a 10-minute drive. The King's School Macclesfield, Alderley Edge School for Girls and the Ryleys School are all within a 10-15 minute drive.

The property is well placed for easy access to the M56 and A34 for commuters to Manchester and the North West commercial centres. Manchester Airport lies 12.8 miles away. Macclesfield railway station is 4.7 miles away and offers a 21 minute service to Manchester Piccadilly and a 1 hour 53 minutes service to London Euston.

Description

Understood to date from the mid/late 1700's, this timelessly attractive Grade II listed former smithy exudes charm and character inside and out. Situated in an idyllic rural setting the property is set within a generous south facing plot of over half an acre adjoining open countryside. The current owners have recently commissioned an extensive yet sympathetic program of redevelopment resulting a truly exceptional home which has been superbly reimagined to suit modern living. Character features now seamlessly blend with carefully selected high quality materials, fixtures and fittings; specification highlights include underfloor ground source heating. The beautifully presented accommodation is arranged in a particularly versatile layout and extends to over 2,200 Sq Ft in total. Approached through a 5 bar gate with attractive dry stone walling to either side, the gravel driveway sweeps around to the left providing extensive parking leading to the open double garage. Entered via an oak framed open porch the entrance hall provides a welcoming first impression with cloakroom and



downstairs WC straight ahead. The highlight of the living accommodation is the impressive open plan living/dining/kitchen with a bespoke David Lisle kitchen, beamed vaulted ceiling, skylight windows, exposed brick feature wall and French doors onto the gardens. The kitchen is appointed with contrasting emerald and Kashmir white granite work surfaces along with a comprehensive range of appliances including Falcon range cooker with induction hob, integrated dishwasher, fridge/freezer and wine cooler. The central island offers the perfect spot for informal dining. Off the kitchen there are three versatile reception rooms which are interlinked featuring oak flooring and exposed beams throughout. The first room is currently set up as a dining room which flows into the 20'1 living room with feature log burning stove and French doors opening onto the veranda and gardens beyond. The third reception room is currently used as a sitting room/study. Completing the ground floor accommodation is a fitted utility/boot room which links the guest bedroom and en suite shower room to the main accommodation. This utility/boot room works well as a second entrance allowing this part of the house a degree of separation and the ability to be used as ancillary accommodation if required. To the first floor off the landing there is a contemporary shower room and two further bedrooms. The indulgently proportioned dual-aspect master bedroom suite enjoys elevated countryside views front and rear and is served by a beautifully appointed en suite wet room with shower and period style suite including a double ended roll top bath.

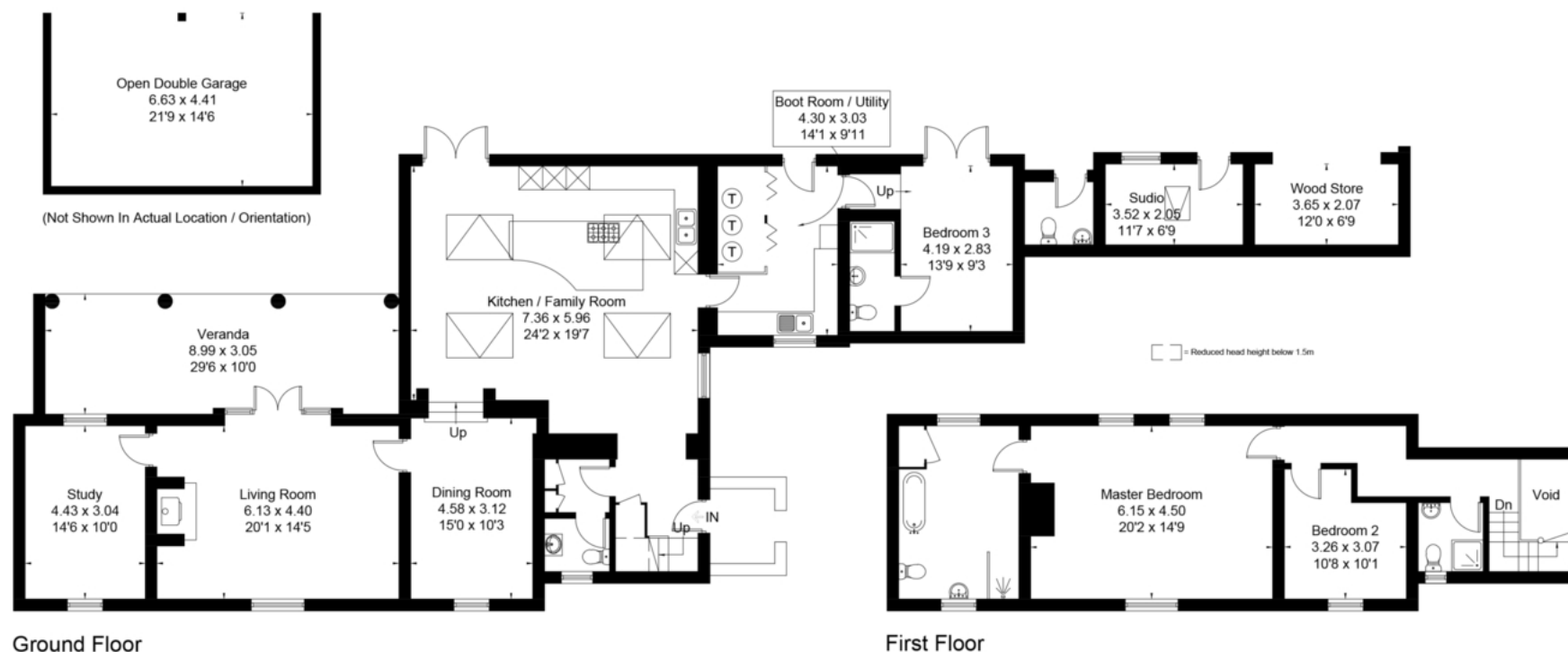
Externally to the rear there are extensive south facing formal gardens which have been beautifully landscaped. A stone patio area adjoining the kitchen and living room French doors provides the perfect space for outdoor entertaining and extends under the glass veranda. Worthy of note is the garden studio which is currently used as a therapy room, served by a cloakroom/WC also accessed externally. To the left of the drive is additional land allocated to woodland.

Viewing:

Strictly by appointment with Savills



Approximate IPMS2 Floor Area =
 House = 232.1 sq m / 2498 sq ft (Excluding Void / Including Studio / WC)
 Limited Use Area = 0.7 sq m / 7 sq ft
 Double Garage = 29.2 sq m / 314 sq ft
 Veranda = 26.9 sq m / 290 sq ft
 Total = 288.3 sq m / 3103 sq ft
 For identification only. Not to scale.
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Savills Wilmslow

Andrew Thorpe

wilmslow@savills.com

01625 417450

savills.co.uk

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