



Exceptional Grade II listed former vicarage

The Old Priest's House, The Village, Prestbury, Cheshire, SK10 4EU

Freehold





Three bedrooms • Three bathrooms • Two reception rooms • Utility area • Allocated parking • No onward chain • Grade II listed

Local information

Prestbury is one of Cheshire's prettiest villages this characterful home is within a short stroll of restaurants, the villages' two traditional pubs and all the typical village amenities including the tennis/squash club, the cricket ground and the railway station which offers a 29 minute service to Manchester Piccadilly. The Bollin Valley is close by and is perfect for dog walking along the river. The Peak National Park is a short drive away as is the thriving market town of Macclesfield with its main line train station offering a 1 hour 53 minute service to London Euston, accessible in 3 minutes from Prestbury station.

The village has a number of specialist shops, a supermarket and a real village community spirit. Prestbury CE Primary School is rated as 'Outstanding' by Ofsted and is a 5 minute walk away (0.2 miles).

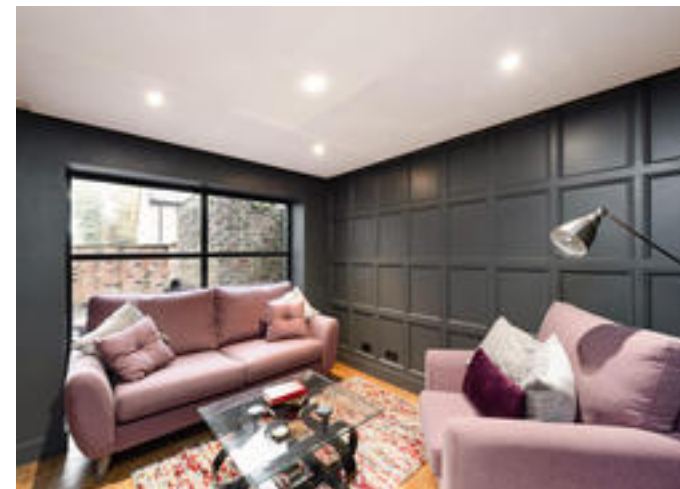
About this property

The sale of The Old Priest's House represents a unique opportunity for prospective buyers to purchase a truly exceptional home of architectural merit and historical importance. Understood to date back to 1448, this Grade II listed property is considered by English Heritage to be one of the very finest examples of Tudor architecture in the country. Formally the vicarage to St Peters Church and

more recently National Westminster Bank, this landmark building enjoys prime positioning in the heart of Prestbury village. The current owners have commissioned the full redevelopment of the property which has been sympathetically executed, lavishing attention on every detail. Character features now seamlessly combine with modern convenience creating a home which is perfectly designed for entertaining and day to day living.

The striking timber framed façade with ashlar sandstone plinth, lattice leaded glazing and twin cross gabled dormers is surmounted by a Kerridge stone-slate roof. Worthy of particular note is the balustrade first floor balcony used in times past by the village Priest for addresses to the residents of Prestbury Village.

The generously proportioned accommodation is arranged in a versatile layout and extends to over 2,800 Sq ft. Entered via a vestibule into a stunning open plan 25'5 living/dining room with reclaimed oak herringbone parquet flooring, exposed timbers and sandstone ashlar, the property makes a lasting first impression. The herringbone flooring flows into a second reception room, formally the bank managers office, with panelled walls and feature floor to ceiling window. An inner hall from the main reception room opens into the impressive open plan living/dining/kitchen and



allows access to the downstairs WC, cloakroom and fitted utility room. The contemporary open plan kitchen space is fitted with a handleless Siematic kitchen with central island, granite work surfaces and ceiling speakers. There is a comprehensive range of appliances including a commercial grade Wolf range cooker with bespoke stainless steel extractor hood, Gaggenau fan oven, steam oven and warming drawer, Bosh dishwasher and freestanding fridge/freezer. Underfloor heated tiled flooring flows throughout the space whilst two sets of bi-folding aluminium doors open onto the 'L' shaped walled garden which is tiled to match, providing the perfect space for outdoor entertaining.

To the first floor there is a magnificent galleried landing which provides the idea space for a reading area or open plan study with exposed wall and vaulted ceiling timbers. There are three double bedrooms, all of which benefit from beautifully appointed en suite facilities. Each bedroom and bathroom has its own unique character; the master bedroom with dressing room and oak herringbone parquet flooring has a more contemporary feel whilst the guest bedroom with second floor roll top bath, exposed floor boards and 'Priest's balcony' has character in abundance.

The property benefits from allocated parking whilst The Shirleys Car Park behind St Peters Church is a 2 minute walk away and provides extensive free parking should additional space be required.

Tenure
Freehold

Viewing
Strictly by appointment with Savills





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Gross internal area (approx) 262.3 sq m / 2823 sq ft (including voids/loft)

Total 262.3 sq m / 2823 sq ft (including limited use area 27 sq m / 291 sq ft)

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For identification only. Not to scale.

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