



## Outstanding converted stone barn in nearly 1 acre

**2 Higherfold View Barn Off Rainow Road, Macclesfield, Cheshire SK10 2PF**

Freehold









4 bedrooms • 3 bathrooms • Large living dining kitchen  
• Separate study • Bose integrated sound system •  
Underfloor heating to ground floor • Cloaks/shower  
room • Double garage & office/hobby room over

#### Local information

This glorious, elevated, edge of town setting assures fantastic views over the surrounding wooded hills and valleys. Yet, set in nearly an acre of undulating gardens at the head of a private lane, the property lies only 1.5 miles from Macclesfield station (London Euston from 1hr 48 mins, Manchester Piccadilly from 22mins), the thriving town centre and many of the town's amenities.

The Peak District National Park is similarly close, with fantastic walks and outdoor activities. Golf clubs, the leisure centre, cricket and rugby clubs, gyms and even sailing at Rudyard or Redesmere are all close at hand. The picturesque Macclesfield Canal meanders through the town and there are many restaurants, bistros and bars from which to choose. The main supermarkets, M&S and many specialist shops are represented here.

The market town of Macclesfield serves a wide rural area and has a good range of schools in both the state and private sectors including Beech Hall and Kings School Macclesfield. A number of Manchester's private schools have coach services from the town.

It is rare to find a property which is rural yet not isolated, backing onto fields with splendid views yet conveniently placed for a town centre and station. A fantastic combination.

#### About this property

This very impressive stone built residence and its neighbouring property were created in 2006 from a substantial 18th century barn, subdivided to provide a wonderfully contemporary home with an amazing amount of space. Planned to make the most of the fantastic views, the property is beautifully appointed and includes an integrated Bose sound system, panelled oak doors throughout, an oak balustrade, a Farrow & Ball hand painted living dining kitchen with a SMEG range oven, granite surfaces and an Italian porcelain heated tiled floor. French doors open to the rear terrace, perfect for alfresco entertaining while enjoying the view.

Many houses with large living dining kitchens compromise on the size of the main reception room, but not this one. Under floor heated and with two windows to the rear, this tremendous room features a stunning Kerridge stone fireplace and chimney breast with a working fire. A room for relaxing or entertaining.

A study/home office lies to the front, off the hall with its oak staircase, and the downstairs cloakroom with wall hung w.c. and wash basin has a shower, ideally for serving as an additional bathroom or for washing dogs after a long walk in the hills.

The surprising space of this home continues on the first floor where there are four good sized double bedrooms with vaulted





ceilings and plenty of space for wardrobes. The master suite is particularly indulgent with Duravit fittings to the en suite and includes a good sized shower.

Three bedrooms have automatic remote controlled Velux windows and the well-appointed house bathroom includes Duravit sanitary ware, a steel bath and a separate shower cubicle.

The gated gravel driveway leads to a gravelled courtyard / parking area behind the detached over-sized double garage with twin insulated electric roller type doors. The first floor, accessed with an internal staircase, provides super space for an office or hobby room and has a gable window.

The gardens are lovely, extending to about 0.93 acre, are undulating to the rear and include a full width stone flagged terrace to the rear, accessed from the living room area of the kitchen with lovely views. A flagged, enclosed terrace area lies to the front with an attractive stone boundary wall.

Services: Mains water, electricity and gas are connected. Private drainage.

**Tenure**

Freehold

**Local Authority**

Cheshire East

**Viewing**

Strictly by appointment with Savills







**2 Higherfold View Barn Off Rainow Road, Macclesfield, Cheshire SK10 2PF**

**Gross internal area (approx)** 209.44 sq m / 2254.39 sq ft

**Outbuildings** 93.12 sq m / 1002.32 sq ft

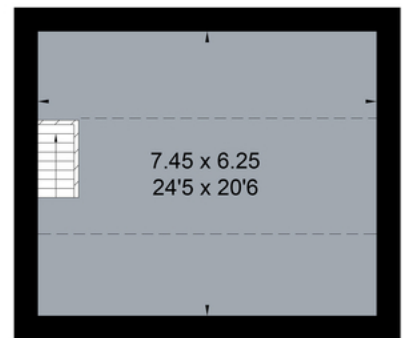
**Total** 3012.56 sq m / 3256.72 sq m



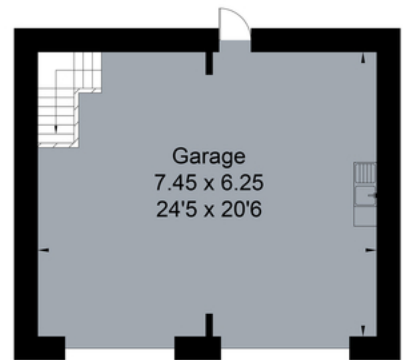
savills

savills.co.uk

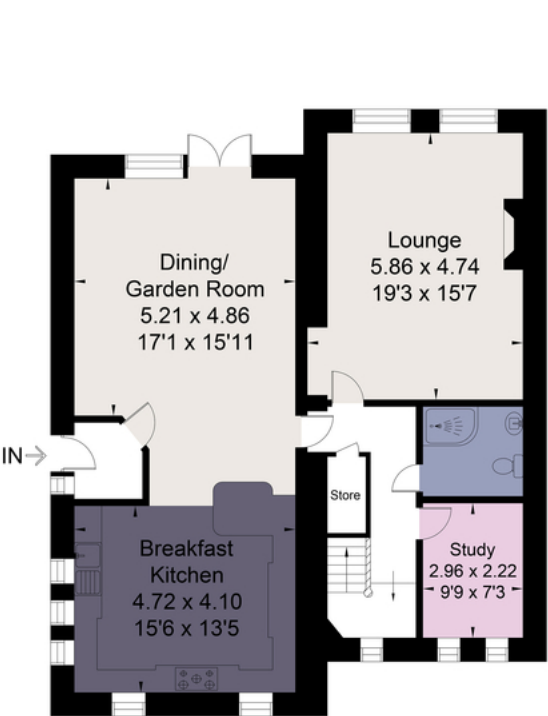
Savills Wilmslow  
**01625 417450**  
wilmslow@savills.com



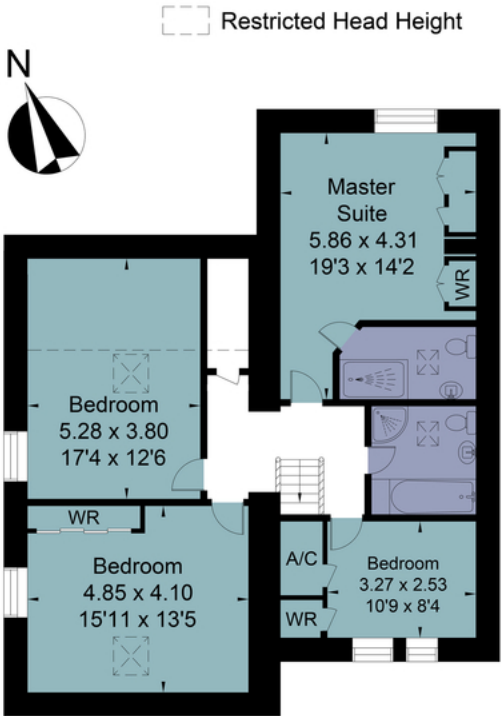
First Floor Garage



Garage

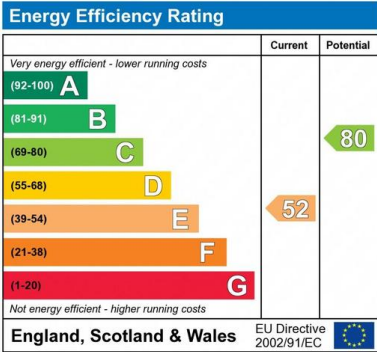


Ground Floor



First Floor

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.



**Important notice:** Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 91028072 Job ID: 135994 User initials: MH - Brochure Prepared August 2019

