



Characterful family home with countryside views

Hill Top Farm, 51 Pexhill Road, Macclesfield, Cheshire, SK11 9QA

Freehold



Four bedrooms • Two bathrooms • Three reception rooms • Dining Kitchen • Conservatory • Utility room • Downstairs WC • Integral double garage

Local information

Situated in a delightful semi-rural location on the west side of Macclesfield, Hill Top Farm is conveniently located only 1.8 miles from the town centre and 2.6 miles from Prestbury village. Macclesfield mainline railway station (2.1 miles away) offers a 1hr 48 min service to London Euston and a 21 minute service to Manchester Piccadilly. Manchester International Airport is 11.6 miles away. Fallibroome Academy is 1.2 miles, the new King's School is 1.9 miles and Beech Hall Preparatory School is 2.5 miles.

About this property

Offering the convenience of amenities nearby yet enviable countryside views, Hill Top Farm is a rare breed. Exuding charm and character, this former farmstead has been reimagined by the current owners into a stunning home which must be viewed to appreciate its many merits. Character features now seamlessly combine with modern convenience and eco credentials into a versatile family home extending to over 2,800 sq ft in total. Specification highlights include composite aluminum/timber windows, solar panel water heating system, Chesney's log burning stoves and an abundance of bespoke hardwood joinery throughout.

Entered via an oak framed open porch, the reception hall which is currently set up as a dining room provides a welcoming first impression with reclaimed hardwood parquet flooring and a double sided log burning stove

shared with the living room.

There are two formal reception rooms off the hall; a dual-aspect living room with aluminum bi-folding door onto the gardens and a sitting room with period fireplace, both of which feature oak flooring. The dining kitchen is fitted with a bespoke hand painted 'in frame' kitchen with granite work surfaces, a gas range cooker, Belfast sink, fridge/freezer and a dishwasher. Green slate flooring flows though into the Iroko hardwood conservatory, separated by bi-folding doors when required, creating a tremendous open plan living space. The ground floor accommodation is completed by a fitted utility room, cloakroom/WC and a study, all of which are off the reception hall.

To the first floor the landing leads to a beautifully appointed family bathroom with freestanding roll top bath and separate shower along with four well-proportioned bedrooms, each of which feature oak flooring and have a character of their own. The principle bedroom is served by a walk-in wardrobe and a beautifully appointed en suite shower room with twin wash hand basins.

To the front a York stone driveway provides ample off road parking and leads to the integral double garage with electrically operated door. The property stands within a generous 0.37 acre south facing plot which has been beautifully landscaped to allow the sun to be enjoyed throughout the day. There are extensive lawned areas, well stocked borders and stone patios





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Gross internal area (approx) 231.6 sq m / 2493 sq ft

Outbuildings 32.4 sq m / 349 sq ft

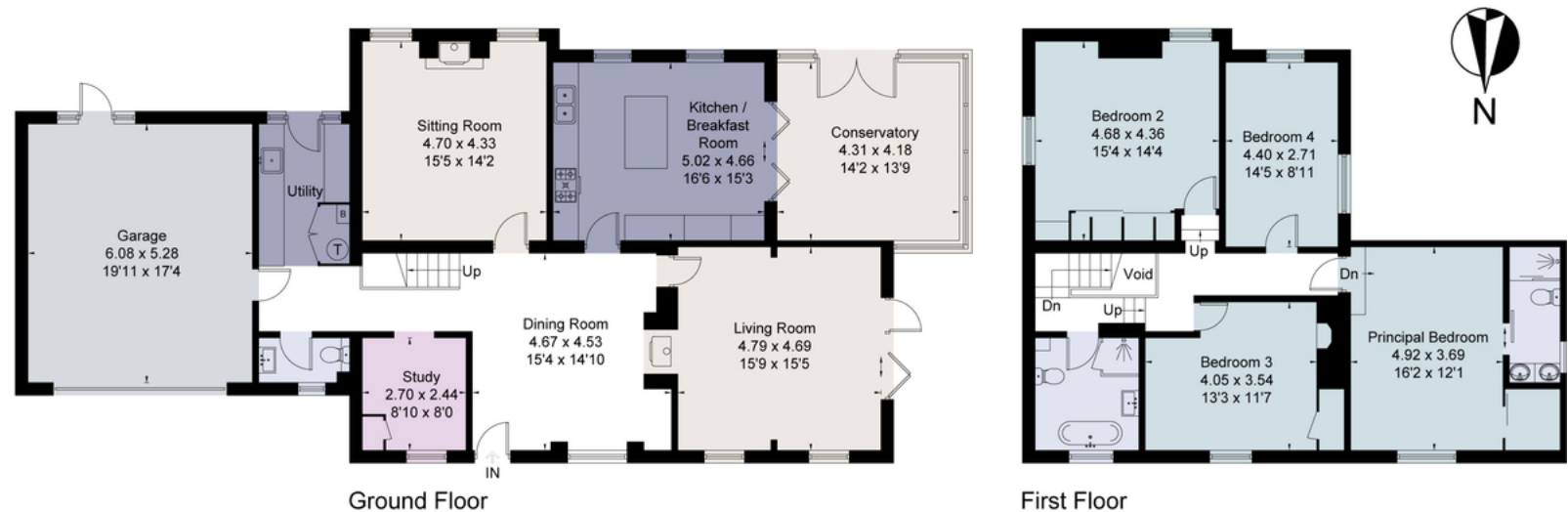
Total 264 sq m / 2842 sq ft (including limited use area 1.3 sqm / 14 sq ft)



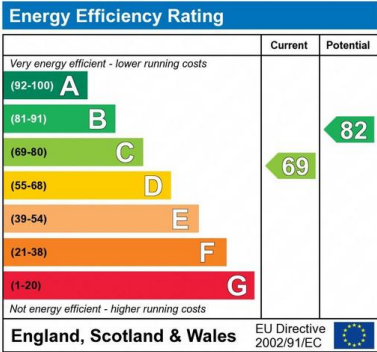
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