



## Grade II\* listed farmhouse & outbuildings in 13.87 acres

**Wincle Grange, Wincle, Macclesfield, Cheshire SK11 0QE**

Freehold

**savills**



4/5 double bedrooms • 2 bathrooms & shower room • 3 reception rooms • Farmhouse kitchen with AGA • Adjoining barn with potential • Two further large stone barns • Agricultural buildings • Nearly 14 acres

#### Local information

Wincle Grange enjoys a commanding position above the Dane Valley within the Peak District National Park and is less than 0.75 miles from The Ship Inn and the esteemed village of Wincle. With stunning westerly views towards Bosley Cloud this is a private setting and yet not isolated. The property stands off a privately owned adopted lane and is about 6.5 miles from the main west coast line station in Macclesfield placing London Euston about 1hr 48mins away. Manchester city centre is from 22 minutes away.

This market town serves a wide rural community and has good shopping and services available including the hospital, major supermarkets, specialist shops, education and leisure facilities. King's School and schools in the state sector have a good reputation and Wincle primary school, less than a mile away, is rated good by Ofsted. The cultural centre of Buxton is less than 10 miles away and Manchester City Centre is about 25 miles.

Those who enjoy an outdoor lifestyle will relish the Peak District National Park and the area surrounding Wincle in particular. Breathtakingly attractive countryside within the soft curves of the hills, this is one of the prettiest landscapes in the country.

#### About this property

This extraordinary property is Grade II\* listed and constructed from local sandstone along with the superb range of Grade II

listed barns which offer tremendous potential, subject to necessary permissions. Ideal as a hobby farm, for equestrians or simply for those who seek a country lifestyle in one of the most picturesque settings in the north west.

Although of historic importance, the farmhouse provides comfortable and flexible accommodation arranged over three floors with the heart of the house undoubtedly the superb farmhouse kitchen with its ubiquitous AGA and plenty of space for family dining. The stone flagged entrance hall is a delight and leads through to the two principal reception rooms, both with substantial fireplaces, one with a wood burning stove. Mullion stone windows grace these high ceilinged rooms in the oldest section of the house.

A comfortable snug lies off the family kitchen along with a rear hall, utility room and a cloakroom/shower room, perfect for hosing off dogs after a walk.

On the first floor there is a landing large enough to be a reception room in itself, perhaps ideal as a study/home office and this leads to the house bathroom with its Villeroy Boch suite and separate shower. The master bedroom is especially large and potentially the landing area could be integrated into a large dressing room creating a most impressive suite.

There are two further interesting double bedrooms on this floor, with Jack and Jill access to a shared bathroom. This also serves the second floor bedroom with its large landing









area offering unrealised potential for a fifth bedroom.

The wonderful sandstone outbuildings are as intriguing as the house and subject to various permissions could provide for conversion to a number of different uses. In particular, the barn to the north west of the farmhouse is close enough to create a link although no permissions have been sought to date.

The property is being offered for sale with nearly 14 acres of land immediately surrounding the house including a bluebell wood and attractively stocked gardens and lawns. The stone set edged yard area is bordered by traditional dry stone walls and there is a double garage adjoining one of the barns.

The field to the west is relatively level and has a turn out paddock and two substantial agricultural buildings including a 4055 Sq ft Dutch barn and a machinery store.

Services: Mains electricity, private water supply and drainage, oil fired central heating and AGA  
Location: The post code is not specific so please use  
What3words App: diplomats.late.boomed

**Tenure**

Freehold

**Local Authority**

Cheshire East

**Viewing**

Strictly by appointment with  
Savills















## Wincle Grange, Wincle, Macclesfield, Cheshire SK11 0QE

**Gross internal area (approx)** 3482.66 sq ft/323.55 sq m

**Outbuildings** 13188.92 sq ft/1225.29 sq m

**Total** 16671.58 sq ft/1548.84 sq m



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### Wincle Grange

**Gross internal area (approx)** 323.55 sq m / 3482.66 sq ft

**Outbuilding 1** 186.70 sq m / 2009.62 sq ft

**Outbuilding 2** 312.75 sq m / 3366.41 sq ft

**Barn** 199.69 sq m / 2149.44 sq ft

**Dutch Barn** 376.73 sq m / 4055.08 sq ft

**Garage internal area (approx)** 41.28 sq m / 444.33 sq ft

**Machinery Store internal area (approx)** 108.14 sq m / 1164.00 sq ft

**Total** 1548.84 sq m / 16671.58 sq ft



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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