



CHARMING STONE BARN CONVERSION IN A SEMI-RURAL SETTING WITH COUNTRY VIEWS

HILLSIDE BARN, HOLEHOUSE LANE
WHITELEY GREEN, MACCLESFIELD, CHESHIRE SK10 5SJ

Freehold

savills

SYMPATHETICALLY CONVERTED IN THE
MID-2000s OFFERING BEAUTIFULLY
PRESENTED ACCOMMODATION DESIGNED
FOR MODERN LIVING

HILLSIDE BARN, HOLEHOUSE LANE WHITELEY
GREEN, MACCLESFIELD, CHESHIRE SK10 5SJ

Freehold

2-3 bedrooms ♦ dual aspect living room ♦ open plan kitchen/
dining/family room ♦ downstairs WC ♦ 2 bathrooms ♦
extensive off road parking ♦ generous rear garden ♦
countryside views ♦ EPC rating = C

Situation

Bollington village: 1.8 miles; Prestbury village: 3 miles; Macclesfield Town Centre
and Station: 4.8 miles; Wilmslow: 6.4 miles; Manchester Airport: 10.2 miles;
Manchester city centre: 19.3 miles

Hillside Barn is situated in a lovely semi-rural setting in the hamlet of Whiteley
Green where there is open countryside and many lovely walks in the local area
including along the Macclesfield Canal and the Middlewood Way. The western
edge of the Peak District National Park is within easy reach. There is a popular
gastropub in the village, The Windmill, while further amenities can be found in
nearby Bollington, including a number of restaurants, cafes, a Post Office,
leisure facilities and a number of schools. Situated only 3 miles away the
picturesque village of Prestbury has an excellent range of restaurants, cafes and
traditional pubs.

The thriving market town of Macclesfield is 4.5 miles away and provides a
comprehensive range of shops and services. Macclesfield offers excellent
selection of schooling in both the state and independent sector. The King's
School in Macclesfield is 4.6 miles, whilst The Fallibroome Academy is 4.1 miles.

The property is well placed for easy access to the M56 and A6 for commuters
to Manchester and the North West commercial centres. Manchester Airport lies
10 miles away. Macclesfield train station offers a 1 hour 41-minute service to
London Euston and a 22-minute service to Manchester Piccadilly.

Description

Set in a peaceful, semi-rural hamlet at the end of a country lane is this charming
detached barn conversion perfectly combines modern style and convenience
with country living. This historic property was sympathetically converted in
2004/5 and has been finished to a very high standard whilst retaining many of
the hallmarks of barn dwellings such as beamed ceilings, thick walls and
exposed stone. Interiors have been beautifully modernised, marrying a wealth of
natural materials such as stone floors and an abundance of bespoke joinery
including window frames, doors and staircase with sought-after contemporary
details such as underfloor heating throughout. There is fantastic potential for
extension to the rear of the property should more space be required (subject to
the necessary consents).



The accommodation is entered via an open oak framed open porch into a stunning open plan family/dining/kitchen. The Magnet kitchen is beautifully appointed with contemporary high gloss units affording plenty of storage and a comprehensive range of integrated appliances including a fridge/freezer, electric oven, induction hob and wine cooler. There is a well-proportioned dual aspect living room which benefits from access onto the gardens to the rear and allows a delightful aspect over open countryside to be enjoyed to the side. Completing the ground floor accommodation is a utility cupboard and a cloakroom with WC.

A feature oak spindle staircase leads to the first floor galleried landing which enjoys excellent natural light due to large windows and skylights in the roof. The generous landing allows space for an open plan study or reading area to one side. The master bedroom features a vaulted ceiling with two skylights and a side window offering countryside views. This bedroom is served by an en suite shower room.

There are two further bedrooms, with the second bedroom having a wall of built-in wardrobes. The non-structural stud partition wall could be removed between these rooms to create one larger bedroom if desired. A house bathroom with shower over bath completes the first floor accommodation.

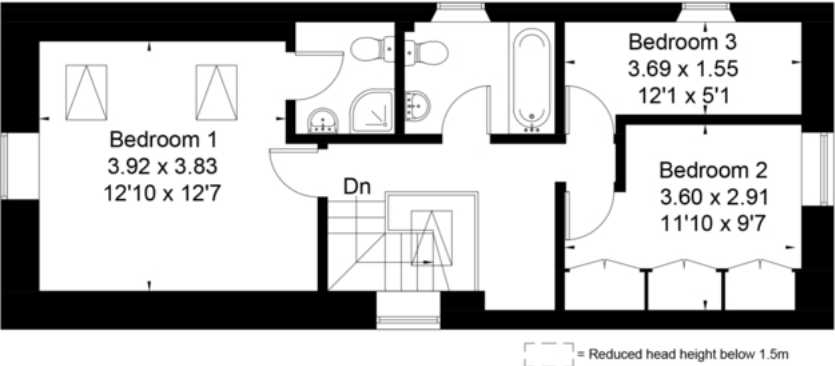
Accessed via a quiet country lane, the property has off-street parking for several vehicles and a turning circle to the front. Worthy of particular note and the wonderfully mature and delightfully secluded rear gardens which are enclosed by high hedges, with a number of specimen trees including a majestic copper beech providing a high degree of privacy. There is a generous lawn offering excellent scope for further landscaping. With doors opening from the sitting room, there is a stone-paved patio area ideal for outdoor entertaining. There is a timber shed to the side of the property offering useful storage.

Viewing:

Strictly by appointment with Savills

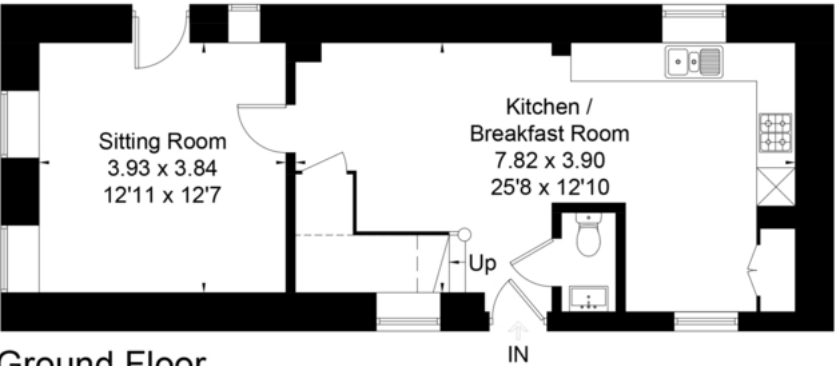


Approximate Area = 98.0 sq m / 1054 sq ft
Including Limited Use Area (2.6 sq m / 28 sq ft)
For identification only. Not to scale.
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First Floor

Area = 49.2 sq m / 529 sq ft



Ground Floor

Area = 48.8 sq m / 525 sq ft

(Limited Use Area = 2.6 sq m / 28 sq ft)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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