



Beautiful country house with adjoining cottage

Bollin Head Farm & Bollin Head Cottage Bollin Head Lane, Sutton, Macclesfield, Cheshire SK11 0NA

Freehold



Main house with adjoining cottage • Up to 6 bedrooms & 4 bathrooms • Leisure buildings with Sauna • Garages • Glorious views • Lovely gardens and terraces • Nearly 1 acre & further land available • Stunning rural location

Local information

Hidden from this pretty country lane at the head of a long private gated drive, Bollin Head Farm and Bollin Head Cottage stand within idyllic countryside with stunning views of the surrounding hills.

The properties lie amidst glorious countryside on the fringe of the Peak National Park and yet is superbly placed for access to the market town of Macclesfield, on the main West Coast line, placing London Euston from 1 hr 47 mins away and Manchester Piccadilly from 23 minutes. The area is popular for outdoor pursuits with golf courses, livery, cycling routes and lovely scenic walks. The Gritstone Trail actually passes through the estate, placing this delightful walk literally on your back doorstep.

The thriving market town of Macclesfield has all the main supermarkets, specialist shops and the amenities one would expect of a town of this size, excellent schools including Kings School Macclesfield and Beech Hall preparatory school, with Terra Nova, Alderley Edge School for Girls and The Ryleys School within easy reach. Many of the principal private schools of south Manchester provide coach access from the town.

About this property

Bollin Head Farm is a beautifully appointed stone built house under a stone flagged roof and currently offers three or four bedrooms arranged over two floors and provides for flexibility

depending upon the buyers particular needs.

There are good sized reception areas including a stunning main reception room with a triple aspect, an impressive dining hall with a gallery above and a conservatory living room off the superbly appointed dining kitchen brimming with top of the range Gaggenau appliances and granite surfaces over bespoke cupboards in cherry wood. The family room with its dual aspect lies separately and provides a quiet haven away from the main living area. This room could readily provide a fourth bedroom if required.

On the first floor there are two bedroom suites, the master suite having a balcony, fitted wardrobes and a dressing room with a well-appointed en suite shower room. The guest bedroom also has fitted wardrobes and an en suite bathroom with a separate shower.

The ground floor guest bedroom is well appointed with wardrobes and an en suite shower room. The ground floor is completed by a utility room and a cloakroom with WC.

The gardens to the farm are delightful and include lawns to the front and side and a wide raised terrace leading across to the leisure building and garage. This contains a sauna suite, shower and outside spa, garaging and utility area with central heating boiler. There is ample space within the storage area to create a guest suite or granny





annexe.

To the rear of the house is the Gritstone Trail and beyond this a further piece of land which includes two substantial stables, a bore hole water treatment unit for the private water supply and a store room. There is plenty of parking/turning area beyond the gated entrance and a carriage style driveway to the front of the house which extends via a gate to The Cottage.

Bollin Head Cottage adjoins the main house and could be readily connected to the main house if dictated by buyer's needs. It is completely self-contained and even has a separate driveway, although gated access is also from the house drive. This independence has resulted in the property proving an excellent letting opportunity providing good income.

The cottage is similarly beautifully appointed and finished with three bedrooms arranged over two floors. There are two ground floor bedrooms, one with an adjoining dressing room, sharing a well-appointed house bathroom and a spiral staircase leads up to the first floor bedroom with fitted wardrobes.

Two former stables lie alongside the property and could be readily incorporated into the main accommodation if needed. The cottage has an in and out gated driveway to either the main house or its separate access drive. There are attractive gardens and a terrace area for the property in addition to access to the Gritstone Trail at the rear.

For those seeking a private country residence with separate accommodation within a glorious rural setting yet prefer not to be isolated and to be within easy

striking distance of a main west coast line station, this property should prove particularly enticing. If further land is required it is available but otherwise this is a manageable country home with plenty of character and style.

Directions: Use [///What3words///](#)
App: [cute.reinvest.whizzing](#)

Tenure

Freehold

Viewing

Strictly by appointment with Savills





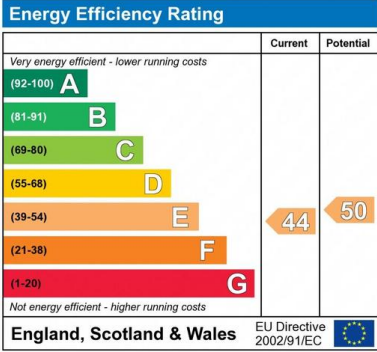




Bollin Head Farm

Gross internal area (approx) 297.19 sq m / 3198.92 sq ft
The Cottage 135.33 sq m / 1456.68 sq ft
Tack Room/Stable 25.11 sq m / 270.28 sq ft
Garage Block 73.36 sq m / 789.64 sq ft
Total 530.99 sq m / 5715.52 sq ft

 Restricted Head Height



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