



RURAL SCENE

NATIONAL SPECIALIST ESTATE AGENCY FOR PROPERTIES WITH LAND

EQUESTRIAN ♦ SMALLHOLDINGS ♦ RESIDENTIAL ♦ COMMERCIAL FARMS ♦ LEISURE

KP/RU/686C

CHESHIRE

Approximate Distances:

Rainow 3 miles : Bollington 4 miles : Prestbury/Alderley Edge 5 miles
Macclesfield 6 miles (By train London 2 hours, Manchester ½ hour)

AN APPROX 10½ ACRE RESIDENTIAL PROPERTY WITH LAKE AND PADDOCKS IN A SECLUDED RURAL LOCATION, ENJOYING AN IDYLIC SETTING IN THE TODD BROOK VALLEY, YET OFFERING EXCELLENT ACCESSIBILITY WITH THE OPTION TO ACQUIRE FURTHER LAND (APPROX 40 ACRES) AND A LARGE AGRICULTURAL BARN

BURTON SPRINGS FARM

SALTERSFORD

RAINOW

MACCLESFIELD SK10 5XL



The Residence



Lake and Land

A SUBSTANTIAL DETACHED RESIDENCE COMPRISING FOUR BEDROOMS, THREE EN-SUITE BATH/SHOWER ROOMS AND SPACIOUS LANDING ON THE FIRST FLOOR AND WITH RECEPTION HALL, CLOAKROOM, LOUNGE, SUN ROOM, WINE CELLAR, STUDY, DINING ROOM, KITCHEN/BREAKFAST ROOM, UTILITY ROOM AND ENCLOSED REAR PORCH TO THE GROUND FLOOR : EXTENSIVE MATURE GARDENS : DOUBLE GLAZING : OIL FIRED CENTRAL HEATING

DETACHED GARAGE/BARN

THE LAND COMPRISES LEVEL/SLOPING PASTURELAND WITH A SUBSTANTIAL SPRING FED LAKE, RIVER FRONTAGE AND WOODLAND

**EXTENDING IN ALL TO APPROX 10½ ACRES (About 4.2 Hectares)
(TO BE CONFIRMED)**

THE RESIDENCE

A well presented character farmhouse of mainly stone construction under a slate roof and benefiting from oil fired central heating and double glazing. The accommodation with approx room sizes is as follows:

GROUND FLOOR

SOLID OAK FRONT DOOR giving access to:

RECEPTION HALL 19'4 x 12'10 (About 5.9m x 3.9m) window to front, door to front, two radiators, open inglenook fireplace with multi-fuel burner in situ, flagstone floor, exposed beams, stairs to first floor

CLOAKROOM 6'5 x 2'9 (About 1.9m x 0.8m) window to front, low level wc, wash hand basin, flagstone floor, radiator

LOUNGE 19'2 x 17'2 (About 5.8m x 5.2m) two windows to front and two to side. Beamed inglenook recess in stone with open grate and flag hearth; three radiators, exposed beams, recessed cupboard

SUN ROOM 21'5 x 18'10 (About 6.5m x 5.7m) (max) tiled floor, four radiators, panoramic aspect. Double French doors leading to garden and patio. Internal stairway giving access to:

WINE CELLAR 11'7 x 5'4 (About 3.5m x 1.6m) lighting and flagstone floor

STUDY 10'6 x 8'2 (About 3.2m x 2.4m) window to rear, radiator, exposed beams, telephone point

DINING ROOM 14'11 x 10'6 (About 4.5m x 3.2m) two windows to rear, two radiators, exposed beams, wall light points

KITCHEN/BREAKFAST ROOM 26'3 x 10'9 (About 8m x 3.3m) window to front, two to side, exposed beams, flagstone floor.

Kitchen area: range of fitted wall, base and display units, 1½ bowl stainless steel sink unit with mixer tap, drainer and waste disposer, tiled work surfaces, tiling, *Miele* dishwasher, built-in larder refrigerator, radiator, telephone point.

Breakfast area: flagstone floor, doors leading to rear porch and utility room

UTILITY ROOM 10'10 x 4'10 (About 3.3m x 1.4m) wall and base units, stainless steel sink/unit, plumbing for washing machine and dryer, quarry tiled floor, *Kidd* oil fired central heating boiler

ENCLOSED REAR PORCH 7'6 x 6'5 (About 2.3m x 1.9m) stable door to outside, window to front, storage cupboard with water treatment unit, fitted cloaks cupboard, flagstone floor

Stairs from reception hall lead to:

FIRST FLOOR

SPACIOUS LANDING window to side, *Velux* window to rear, loft access, radiator

MASTER SUITE comprising:

BEDROOM 12'9 x 10'10 (About 3.9m x 3.3m) two windows to one side, one to other side, radiator, vaulted ceiling, door to:

DRESSING ROOM radiator, fitted wardrobes to two sides

EN-SUITE 12'4 x 9'9 (About 3.6m x 3m) Jacuzzi bath on raised plinth; shower cubicle with multi-jet power shower, wash hand basin set in vanity unit; bidet, low level wc, part wall tiling, linen storage cupboard, radiator, extractor fan

BEDROOM TWO 12'7 x 10'10 max (About 3.8m x 3.3m) window to front, radiator, door to:

EN-SUITE shower cubicle with power shower, wash hand basin, wc, part tiling, extractor fan, radiator

BEDROOM THREE 12'10 x 9'8 (About 3.9m x 2.9m) two windows to front, radiator

BEDROOM FOUR 16'3 x 10'5 (About 4.9m x 3.1m) window to side, radiator, loft access, door to EAVES LOFT STORAGE boarded and with lighting

JACK & JILL SHOWER ROOM 12'4 x 9'9 (About 3.7m x 3m) accessed from both bedroom three and four; window to side, shower cubicle with power shower, wash hand basin, low level wc, wall tiles, extractor fan, radiator

THE OUTSIDE

The property is approached from a no-through small country lane, via its own driveway which leads to a parking and turning area to the side of the residence. The country lane leads to one other property.

Extensive mature gardens adjoin the residence and are laid mainly to lawn with flower and shrub borders, mainly enclosed by stone walling.

THE OUTBUILDINGS

The property benefits from the following outbuildings with approx sizes:

GARAGE/BARN of stone construction under a corrugated roof, incorporating;

GARAGE 14'9 x 11'5 (About 4.5m x 3.4m)

BARN AREA 15'1 x 13'4 (About 4.6m x 4m)

THE LAND

The land comprises grassland paddocks of level/gently sloping pastureland enclosed mainly by stone walling. There is frontage to a stream and a variety of mature trees.

A particular attractive feature of this property is the substantial SPRING FED LAKE, which has mooring jetty and is partially overlooked by the residence.

The land is registered for the Single Farm Payment Scheme.

**IN ALL APPROX 10½ ACRES
(About 4.2 Hectares)
(TO BE CONFIRMED)**

OPTION

Further land up to a maximum of approx 40 acres and an agricultural barn are also available under separate negotiation.

SERVICES

MAINS ELECTRICITY, PRIVATE SPRING WATER SUPPLY, PRIVATE DRAINAGE, OIL FIRED CENTRAL HEATING, TELEPHONE (connected and available subject to normal transfer regulations)

LOCAL AUTHORITY

MACCLESFIELD BOROUGH COUNCIL
Currently Band G for Council Tax purposes

N.B. These details are a general guideline for intending purchasers and do not constitute an offer of contract. Rural Scene have visited Burton Springs Farm but NOT surveyed or tested any of the appliances, services or systems in it, including heating, plumbing, drainage etc. The vendors have checked and approved the details, however purchasers must rely on their own and/or their surveyors inspections and their solicitors enquiries to determine the overall condition, size and acreage of the property and also any Planning, Rights of Way and all other matters relating to it.

GENERAL AND SITUATION

The sale of Burton Springs Farm provides purchasers with an opportunity to acquire a well presented residential grassland property, ideal for a variety of uses and situated in the hamlet of Saltersford.

For those with equestrian interests, we are informed there is direct riding onto a bridle path.

The village of Rainow with public houses and a primary school is approx 3 miles away and the larger village of Bollington is approx 4 miles away and offers primary schooling, doctors surgery, shops etc.

The town of Macclesfield is approx 6½ miles away and has a full range of facilities including senior schooling. Alderley Edge is approx 20 minutes by car.

The vendors inform us that the general facilities for the area of north-east Cheshire are excellent with good quality educational facilities and the availability of extensive leisure pursuits, particularly in the Peak District National Park. The motorway network and Manchester International Airport are in close proximity and the balance of rural setting and everyday facilities is achieved.

DIRECTIONS

From Macclesfield travelling towards Rainow, proceed through the village and after the speed limit ends take the next right turn (after the sharp left hand bend) into Smiths Lane. After approx ½ mile bear right, proceed for approx ¾ of a mile and turn left at the next fork. Continue for a further approx ¾ of a mile until reaching Jenkin Chapel on the right hand side, turn left opposite and continue down the hill. Burton Springs Farm will be found on the left hand side.

VIEWING

Strictly by appointment only with the Agents
RURAL SCENE - TEL 01264 850700

PRICE GUIDE: Offers over £995,000



View From Top Paddock



Optional Barn and Land



General View



General View



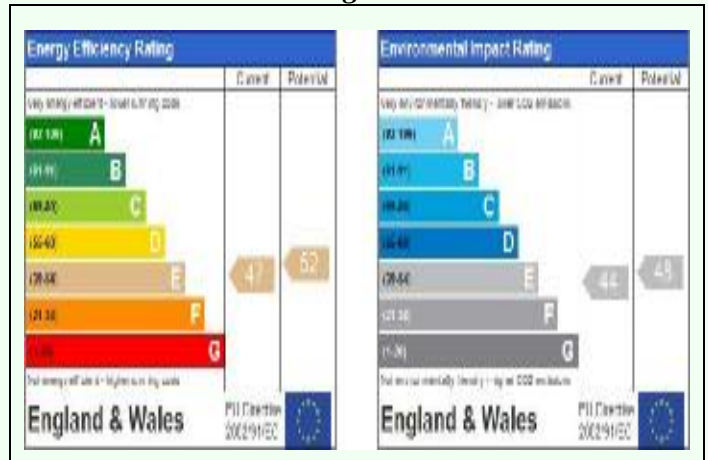
Sitting Room



Dining Room



Sun Room



EPC Graph