



RURAL SCENE

NATIONAL SPECIALIST ESTATE AGENCY FOR PROPERTIES WITH LAND
EQUESTRIAN ♦ SMALLHOLDINGS ♦ RESIDENTIAL ♦ COMMERCIAL FARMS ♦ LEISURE

JB/TH/757C

CHESHIRE

Approximate Distances:

Manchester 5 miles ♦ M60 ½ mile ♦ M56 (Junction 6) 1½ miles

AN APPROX 8 ACRE RESIDENTIAL/PRIVATE EQUESTRIAN PROPERTY SITUATED ON THE
OUTSKIRTS OF THE TOWN OF SALE WITH AN EXCELLENT RANGE OF OUTBUILDINGS
AND DIRECT ACCESS ONTO A BRIDLEWAY

PRIORY NURSERY

DANE ROAD

SALE M33 2NG



The Residence



View over Land

A DETACHED BUNGALOW WITH ENTRANCE HALL, LIVING ROOM, STUDY, KITCHEN,
THREE BEDROOMS AND A BATHROOM : FULL LENGTH CELLAR WITH SEVEN CHAMBERS

THE OUTBUILDINGS INCLUDE SIXTEEN STABLES, TACK/FEED ROOM, TWO STORAGE
BARNES

THE LAND COMPRISING MAINLY LEVEL GRASSLAND PASTURE DIVIDED INTO USEFUL
PADDOCKS AND TREE LINED TO THREE BOUNDARIES

IN ALL EST APPROX. 8 ACRES (About 3.2 Hectares)
(TO BE CONFIRMED)

THE RESIDENCE

An attractive detached bungalow with full length cellar of brick and block construction under a tiled roof with the benefit of double glazing and solid fuel heating.

The accommodation with approx room sizes is as follows :

ENTRANCE HALL	double glazed door, radiator,
LIVING ROOM	17'7 x 13'11 (About 5.3m x 4.2m) window to the front, radiator, log burning stove on flag hearth, telephone point, tv point
STUDY	10'2 x 9' 5 (About 3m x 2.8m) window to the front and rear, radiator
KITCHEN	10'5 x 10'10 (About 3.1m x 3.3m) window to the front, fitted with a matching range of wall and base units with work surfaces over, inset sink, integral oven/hob with extractor over, integral dishwasher, fridge and freezer, tiled splashbacks, radiator, door to the side
BEDROOM ONE	13'11 x 9'4 (About 4.2m x 2.8m) window to the rear, fitted wardrobes, radiator
BEDROOM TWO	10'5 x 9' 4 (About 3.1m x 2.8m) window to the front, radiator
BEDROOM THREE	10'4 x 7'2 (About 3.1m x 2.1m) window to the rear, radiator
BATHROOM	10'2 x 5'9 (About 3m x 1.8m) window to the rear, fitted with a matching suite comprising corner bath low level wc, vanity sink unit, tiled shower cubicle, heated towel rail, tiled flooring
CELLAR	stretching the full length of the property and separating into seven main chambers with light and power

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, DOUBLE GLAZING, SOLID FUEL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

LOCAL AUTHORITY

TRAFFORD COUNTY COUNCIL

N.B. These details are a general guideline for intending purchasers and do not constitute an offer of contract. Rural Scene have visited PRIORY NURSERY, 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.

THE OUTSIDE

The property is approached down a gated drive way leading to the rear of the property, land, stables and outbuildings with extensive hard standing for parking of numerous vehicles.

THE OUTBUILDINGS

STABLE YARD Situated to the side of the property, stable yard comprising TEN BRICK BUILT STABLES, and SIX TIMBER STABLES with TACK/FEED ROOM all set within a secure concrete yard.

STORAGE BARN Open to the front and divided into seven bays with light and power

FURTHER STORAGE BARN Divided into six bays open to the front with light and power

THE LAND

Comprising mainly level productive grassland pasture divided into useful paddocks with post and rail fencing, with tree lined boundaries to three sides.

**IN ALL APPROX. 8 ACRES (About 3.2 Hectares)
(TO BE CONFIRMED)**

GENERAL AND SITUATION

The sale of Priory Nursery offers purchasers the superb opportunity to acquire a family home coupled with equestrian facilities in a very accessible location with the very rare benefit of direct access onto a bridleway network leading to the Mersey Valley.

Although the property is currently utilised for equestrian purposes it lends itself openly to almost any livestock enterprise, market gardening or small holding.

The property is situated in a very accessible location with the M60 being ½ mile distance and the M56 approx. 1½ miles.

The town of Sale offers a wide range of facilities such as Post Office, shops, primary and secondary schooling, doctors, dentists, supermarkets along with further retail outlets and leisure facilities. The city of Manchester with the airport and universities is approx. 5 miles distance.

In the agent's opinion, properties of this calibre with associated land and direct access to hacking along bridleways are rarely available in this location. A viewing is highly recommended.

DIRECTIONS

From junction 7 of the M60 leave the motorway, and take the A6144 (Old Hall Road). After approx. 200 yards turn right along the B5397 Dane Road, continue along this road for approx. 500 yards and the entrance to Priory Nursery will be found on the right hand side just before the Conservative Club.

VIEWING

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

OFFERS IN EXCESS OF: £649,950

