





ABBOTSDALE, LANGLEY ROAD, LANGLEY

MACCLESFIELD, SK11 0DG

£995,000

FREEHOLD

This handsome period house is situated in the heart of the village and enjoys arguably some of the finest views possible to the rear over adjoining countryside towards The Hollins. The house itself offers substantial and very well appointed accommodation extending to around 3,100 square feet which has been carefully extended over the years but also maintained much of its original charm and character.

MELLER SPEAKMAN

ABBOTSDALE, LANGLEY ROAD, LANGLEY.

• A stunning period house in the centre of the Village • 6 double bedrooms and 3 bathrooms • 3 separate reception rooms • Well appointed kitchen with Aga • Double garage and parking • Fabulous views and a beautifully landscaped, large rear garden with outbuilding





The accommodation is warmed by gas fired central heating complemented by double glazed windows and is briefly arranged as follows: A wide reception hall which leads to a stunning formal drawing room with fireplace, a separate dining/day to day family room with fitted cupboards and shelving and this in turn opens to a high specification bespoke kitchen fitted by Lux Interiors of Macclesfield and includes a range of base and wall units, gas fired Aga, Neff induction hob and combi microwave oven, fridge/ freezer and the kitchen is finished with granite working surfaces incorporating a breakfast bar and oak block chopping board.

The inner hall leads to a very useful pantry with fitted shelfs and there is access to the rear garden and stair to the first floor. There is also a utility/cloakroom with WC, plumbing for a washing machine and dryer together with a Worcester Gas Fired boiler.

The further reception hall provides a day to day entrance to the house and is fitted with cloaks and shoe cupboards and also provides internal access to the double garage. To the rear of the house is a lovely spacious sitting room with picture windows overlooking the gardens and fantastic views beyond.

To the first floor the main landing has access to a large roof void via a loft ladder which is boarded with light, power and skylights. The landing extends to a further area with fitted cupboards and a vaulted ceiling and this gives access to the master bedroom with fitted wardrobes and en suite bathroom. Bedroom two also benefits from an en suite shower room and there are four further double bedrooms all of which are a good size together with the family shower room and separate WC.

Outside

The property stands within stunning landscaped grounds which must be viewed to fully appreciate. To the front, the house stands behind a high stone wall with a timber five bar gate opening to the driveway providing ample parking for several vehicles and also leading to the double garage. To the rear is a fabulous garden which is very well stocked with a wide variety of mature plants and shrubs, together with two lawned area and a large vegetable garden. Immediately to the rear of the house are two composite decked patio areas and three useful brick build outbuilding, one of which is fitted out as a workshop. In addition there is a Scandinavian BBQ hut and outdoor kitchen room with ceramic hob, microwave oven and sink. Beyond the gardens, the house

enjoys stunning views towards the Hollins and is arguably one of the finest views you will see from a property in the village.

Location

The house is situated in the sough after village of Langley which is famed for its annual village Fete and also The St. Dunstan Inn which is now a community pub and within easy walking distance. The Leathers Smithy, Church House and Sutton Hall to name a few are also nearby. Langley benefits from a large playing field and Cricket Club whilst in the neighboring village of Sutton, Hollinhey Primary School will be found together with the Village Shop which also includes a florist, post office and cafe. Macclesfield town centre can be easily reached and provides a comprehensive range of facilities including excellent state and private schooling and also benefits from the railway station being on the main Manchester to London West Coast line.

Property Information

All main services are connected. Gas fired central heating is installed. We must advise prospective purchasers that none of the fixtures, fittings or services have been tested. Buyers are advised to obtain their own reports prior to purchase. Tenure - we are informed is freehold. EPC Band - D. Council Tax Band G (Cheshire East Council).

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PEAKMAN







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ADDITIONAL INFORMATION

Local Authority – Cheshire East

Council Tax – Band G

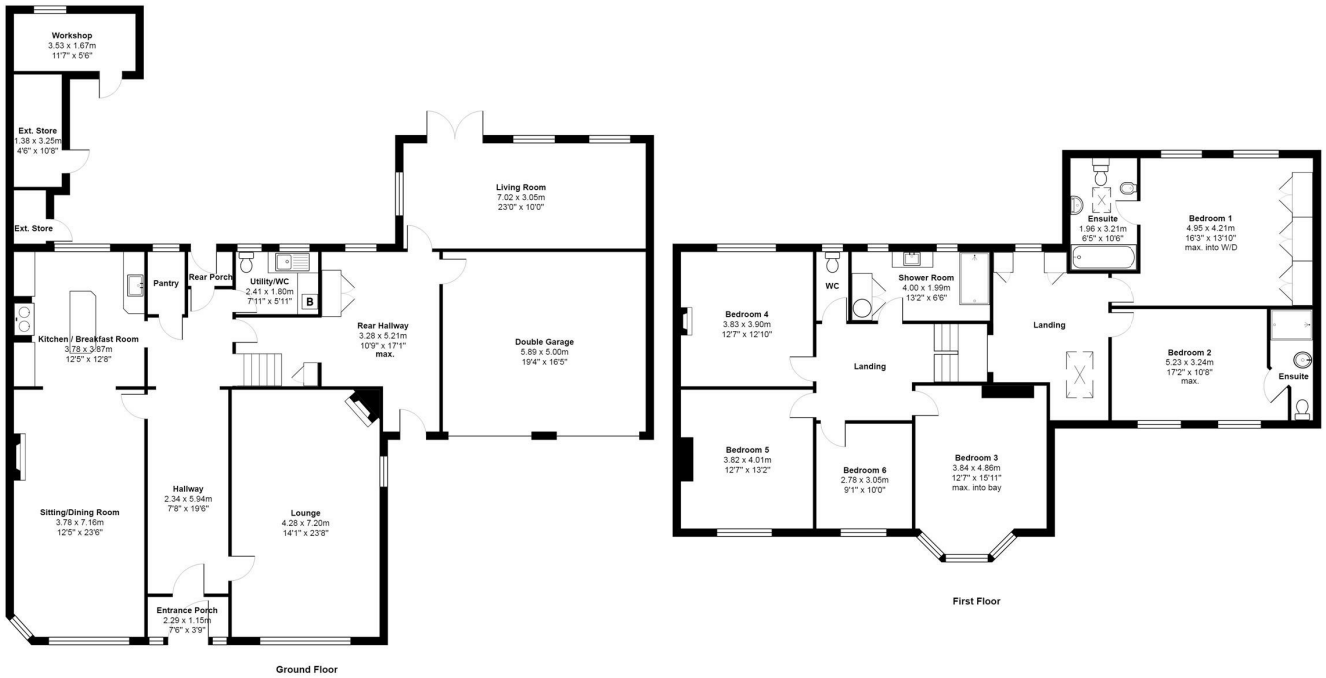
Viewings – By Appointment Only

Tenure – Freehold

EPC Rating – D



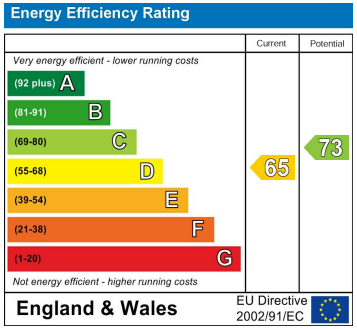




Total Area: 291.5 m² ... 3137 ft² (excluding double garage, ext. store, workshop)

All measurements are approximate and for display purposes only





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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