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THE AREAS LEADING ESTATE AGENCY

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GASCOIGNE HALMAN

NO ONWARD CHAIN! A beautifully presented FOUR bedroom detached former farmhouse situated in an enviable semi rural location and set within a large plot which boasts ample parking, detached garage, and generously proportioned gardens.

- 18TH CENTURY DETACHED FORMER FARMHOUSE
- STYLISH INTERNAL ACCOMMODATION
- LIVING ROOM, FAMILY ROOM
- KITCHEN OPENING TO SITTING/DINING ROOM
- UTILITY ROOM, DOWNSTAIRS WC

- MASTER BEDROOM WITH DRESSING ROOM & EN SUITE
- 3 FURTHER BEDROOMS (FURTHER EN SUITE), FAMILY BATHROOM
- DETACHED GARAGE, GARDEN STORE/WORKSHOP, AMPLE PARKING

£1.125 MILLION

OLD CLOUGH FARM

263 Windlehurst Old Road, Marple



DESCRIPTION

Believed to have been constructed in 1753, this most impressive detached former farmhouse has been sympathetically updated by the current owner to create a stylish home which retains many character and period features. Set in an appealing semi rural location on the outskirts of Marple, the property is located close to the picturesque Macclesfield canal and within easy reach of Marple Golf Club. The beautifully presented accommodation briefly comprises; entrance hall, living room with feature fireplace, family room, large kitchen (with central island unit) which opens through to a further sitting/dining room, separate utility room, and downstairs

WC. To the first floor the master bedroom boasts a dressing room and en suite, there are three further bedrooms (two of which share a Jack 'n' Jill en suite), and a family bathroom. Externally, the property has a paved driveway which provides off road parking and access to the detached garage. There is a further detached garden store/workshop. The extensive gardens are mainly laid to lawn and include a large decked seating area, ideal for al fresco dining, and mature hedging to the boundaries.

LOCATION

Marple is a small town situated on the edge of beautiful countryside, yet Manchester city centre is less than 30 minutes away by train. Boasting parks and extensive recreational

facilities, it is situated where the Peak Forest and Macclesfield canals meet and the canal towpaths provide extensive and beautiful walks. The centre hosts a wide selection of cafes, restaurants and bars, it also is the home of a popular independent cinema and many social and sports organisations and clubs are close by. There are regular well attended community events throughout the year which add to Marple's friendly atmosphere. There are a number of well-regarded educational establishments in the area, from nursery schools to the Marple campus of Cheadle and Marple Sixth Form College. Marple station provides services to Manchester city centre and Sheffield whilst Rose Hill station provides commuter services to Manchester. The access points to the

motorway network can be found at Bredbury and Stockport East junctions.

DIRECTIONS

Sat-Nav: SK6 7EW

TENURE

Freehold. To be confirmed by solicitors

SERVICES (NOT TESTED)
Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Stockport MBC. Council Tax Band: F

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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