

Withinlee House Farm, Oak Road, Mottram St Andrew, SK10 4QF

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A delightful detached country house offering deceptively spacious family accommodation, situated in this popular location with stunning views over the National Trust Land at Hare Hill.

Internally, the property offers well balanced, spacious accommodation which has been extended and refurbished with great care being taken to retain the original charm and character. The accommodation comprises of: Reception hall, drawing room, sitting room, inner vestibule, cloakroom/WC, dining room, family room/study, garden room, breakfast kitchen, utility room, rear hall with access to integral garage. Lower ground floor playroom with door to outside. To the first floor: Landing, master bedroom with en-suite, 4 further bedrooms one with en-suite, family bathroom.

Externally the property is approached via a gravel driveway to the side offering excellent parking facilities and access to the integral double garage. There are charming gardens to both the rear and side of the property which are mainly laid down to lawn with well stocked borders, mature and specimen shrubs and patio area's taking full advantage of the superb aspect over open countryside to the rear which has sun on for the majority of the day. Set in approximately 0.38 of an acre.

An internal inspection is highly recommended to fully appreciate the size, space and location of this family home.

Ground Floor

Reception Hall: 12' 10" x 12' 5" (3.91m x 3.78m) With York stone flagged floor, radiator and stairs to first floor.

Drawing Room: 25' 2" x 11' 10" (7.67m x 3.61m) With 3 radiators, open fireplace.

Sitting Room: 25' 1" x 12' (7.65m x 3.66m) (NARROWING DOWN TO 9'0) With radiator, period fireplace, china cupboards with drawers below, television point.

Inner Vestibule: With access to lower ground floor playroom.

Cloakroom/WC: With low level wc, pedestal wash hand basin, radiator.

Dining Room: 18' 4" x 12' (5.59m x 3.66m) With radiator, cast iron open fireplace.

Family Room/Study: 14' 4" x 10' 4" (4.37m x 3.15m) With quarry tiled floor, radiator, access to roof space.

Garden Room: 21' x 10' 4" (6.40m x 3.15m) A delightful room, enjoying York stone flagged floor, radiator, French doors to garden.

Breakfast Kitchen: 17' 5" x 16' 8" (5.31m x 5.08m) With superb range of handmade light oak units including base cupboards and drawers, wall cupboards and granite worktops, television point, microwave, 2 separate sink units, built-in-oven, grill, oil fired Aga (heats water). Electric hob with storage below, radiator, stone flagged floor, part tiled walls, built-in-fridge freezer, dishwasher.

Rear Hall: With stone flagged floor, radiator, access to garage.

Utility: 13'10" x 8' 9" (4.22m x 2.67m) With range of pine units, single drainer unit, plumbing for washing machine, oil fired central heating boiler and access to roof space.

Lower Ground Floor:

Playroom: 12' 1" x 11' 6" (3.68m x 3.51m) A delightful room with natural light, door to outside, York stone flagged floor, television point, radiator, storage space.

Cellar: Providing useful storage, accessed from steps outside.

First Floor

Landing: With linen cupboard housing the immersion heater and roof access.

Master Bedroom: 17' 8" x 12' (5.38m x 3.66m) With range of fitted wardrobes, range of drawers and cupboards, radiator, delightful views towards the hills and Manchester.

Master En-suite: With panelled bath, low level wc, bidet, pedestal wash hand basin, separate shower, radiator, built in cupboard, part tiled walls.

Bedroom 2: 11' 3" x 12' 4" (3.43m x 3.76m) With radiator, cast iron fireplace, superb views towards the hills.

Bedroom 3: 12' 2" x 12' 1" (3.71m x 3.68m) With radiator, cast iron fireplace, delightful views toward the hills.

Bedroom 4: 12' 5" x 9' 8" (3.78m x 2.95m) With radiator.

En-suite: With panelled bath and overhead shower, pedestal wash hand basin, low level wc, bidet, radiator, part tiled walls, delightful views over the National Trust land and towards Manchester.

Bedroom 5: 11' 1" x 8' 10" (3.38m x 2.69m) With radiator, built in wardrobes and views over National Trust Land

Bathroom: With panelled bath with overhead shower, pedestal wash hand basin, low level w.c, bidet, radiator, tiled walls.

Outside

Integral Garage

18' x 17' 8" (5.49m x 5.38m) With twin electric up and over doors, access to roof space, power and light.

Garden

Externally the property is approached via a gravel driveway to the side offering excellent parking facilities and access to the integral double garage. There are charming gardens to both the rear and side of the property which are mainly laid mainly down to lawn with well stocked borders, mature and specimen shrubs and patio area's taking full advantage of the superb aspect over open countryside to the rear which has sun on for the majority of the day. Set in approximately 0.38 of an acre.

Location: Withinlee House Farm occupies a highly desirable and sought after location in the quiet village of Mottram St Andrew. Mottram has the local primary school, chapel and public house/restaurant. The more comprehensive centres of Alderley Edge, Wilmslow and Prestbury are within 5 to 10 minutes drive offering an excellent range of shopping, educational and recreational facilities with a wealth of quality restaurants. The motorway network system, Manchester International Airport, local and commuter rail links are close to hand.

Directions: From our office proceed along Mottram Road for approximately 1.8 miles and turn right into Oak Road. Proceed along here for approximately 1.1 miles where the property can be found on the right hand side identified by our 'For Sale Board'.

Viewing strictly by appointment.





