

Mottram House, Mottram Hall Farm, Mottram St Andrew, SK10 4QT

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A late 16th Century grade II listed farm house renovated and refurbished to a high standard providing deceptively spacious accommodation of considerable charm and character situated in the grounds of Mottram Hall.

To the ground floor there is an entrance hall with period staircase with exposed wall beams, cloakroom/w.c., a generous size lounge with exposed beam ceiling with a feature enclosed wood burner, a separate study, a dining room, a particularly large breakfast kitchen with a comprehensive range of elegant modern units and appliances.

The staircase from the entrance hall gives access to a galleried off which there is a master bedroom with vaulted beamed ceiling and en-suite shower room and two further double bedrooms with a wealth of character together with a family bathroom.

Externally there are beautiful enclosed private gardens surrounding the house with a stable suitable for storage and a driveway providing parking for several cars with access to the double garage.

Prospective purchasers are strongly encouraged to undertake an internal inspection of this property so its wealth of character and charm can be fully appreciated.

The accommodation in brief comprises of:-

Ground Floor

Entrance Hall: Solid wood front door, double glazed leaded windows to front, period stair case to first floor, exposed feature timbers, tiled floor, down lights, radiator, power points, doors off to:

Cloakroom/Wc: Double glazed leaded window to side, fitted with a white suite comprising of low level wc, pedestal wash hand basin, tiled floor, half tiled walls, radiator, down lights.

Sitting Room: 17' x 16' 8" (5.19m x 5.09m) Double glazed leaded windows to front and side, exposed ceiling beams, chimney breast with inset wood burning stove, down lights, radiators, power points, tv aerial point, doors off to study and kitchen.

Dining Room: 17' 7" x 14' 9" (5.35m x 4.50m) Double glazed leaded windows to front and side, down lights, radiator, power points, tv aerial point.

Study: 14' 4" x 9' 9" (4.37m x 2.96m) Double glazed leaded windows to side, French doors to rear garden, exposed timber beams, radiator, power points.

Kitchen/Breakfast Room: 18' 9" x 14' 10" (5.72m x 4.52m) Double glazed leaded windows and door to rear garden, fitted with modern range of wall and base units with Corian work surfaces over to tiled splash backs with inset 11/2 bowl sink unit with mixer tap over. Range cooker with extractor hood over, built in fridge freezer, dishwasher, microwave oven, cupboard housing the boiler for domestic hot water and central heating, radiators, power points, kick board heater, down lights, exposed beams, tiled floor, tv aerial point.

First Floor

Landing: Stairs from the entrance hall lead to a galleried landing, with double glazed leaded window to front, built in airing cupboard, exposed wall beams, radiator, power points, doors off to:

Bedroom 1: 17' 7" x 16' 4" (5.37m x 4.99m) Double glazed leaded windows to front and side, vaulted ceiling with exposed beams to wall and ceiling, down lights, radiator, power points, door to:

En Suite Shower Room: White suite comprising of double shower cubicle with mains fed shower and glazed shower screen, pedestal wash hand basin, low level wc, down lights, heated ladder style towel radiator.

Bedroom 2: 17' 6" x 11' 7" (5.34m x 3.52m) Double glazed leaded windows to front and side, exposed ceiling beams, down lights, radiator, power points.

Bedroom 3: 15' x 12' 3" (4.57m x 3.73m) Double glazed leaded windows to rear, exposed beams, radiator, power points.

Family Bathroom: 8' 4" x 6' 10" (2.54m x 2.09m) Fitted with a modern white suite comprising of panelled bath, pedestal wash hand basin, low level wc, half tiled walls, down lights, shaver point, ladder style towel radiator.

Outside

Garden: To the front of the property there is a driveway providing off parking for several cars. The front garden is mainly laid to lawn with flower and shrub borders. Steps lead up to the front door and to a paved pathway around the house. To the rear of the house there is a paved patio with lawned gardens and flower and shrub border with gated access to the communal gardens of Mottram Hall Farm. The main area of garden is to the side of the house and is mainly laid to lawn with a paved patio and shaped borders.

Double Garage: Twin up and over doors, power and light.

Stable/Store: Useful storage room with power and light.

Location: Mottram House is situated on the Mottram Hall Estate in one of Cheshire's most exclusive settings. Equidistant from the villages of Prestbury and Alderley Edge and the towns of Wilmslow and Macclesfield. The area is well served by golf courses, leisure facilities and being only a short drive from the Peak National Park, outdoor pursuits. Good quality local shopping in Wilmslow and Alderley Edge is augmented by Marks and Spencer at Handforth Dean and John Lewis at Cheadle. Local schools have an excellent reputation and there are superb private schools in Macclesfield, Alderley Edge, Cheadle Hulme, Stockport and Manchester. Transport links to the surrounding commercial centres are close by via the A34, M56 and M6, the railway stations in Wilmslow and Macclesfield place London Euston less than 2 hours away and Manchester International Airport is a 20 minute drive away.

Directions: From the centre of Alderley Edge proceed out of the village on the main London Road (A34) in a southerly direction. Almost immediately opposite the NatWest Bank turn left into Chapel Road. Continue along Chapel Road towards Mottram village which becomes Mottram Road, Proceed through the village which becomes Priest Lane, past the primary school on the left hand side and up the hill to the T junction. Turn left onto Wilmslow Road and after approximately half a mile turn right into the main entrance of Mottram Hall continue down the drive and after about 500 meters turn right and the drive to the property will be found on the left hand side.





