

The Stables, Dobford Grange, North Rode



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A CHARMING CONVERTED BARN SET IN THIS SELECT DEVELOPMENT LOCATED IN THE HIGHLY DESIRABLE AND SOUGHT AFTER RURAL LOCATION IN THE VILLAGE OF NORTH RODE.

The Stables is a tastefully converted outbuilding of Dobford Grange which we believe was originally constructed in the early 19th Century. The property is located in the charming village of North Rode with historic church and wonderful local walks with views across the rolling Cheshire countryside. The historic Bosley Locks and Macclesfield canal are within easy reach as is the comprehensive centres of Macclesfield, Congleton, Alderley Edge and Wilmslow. These centres offer an excellent range of shopping, educational and recreational facilities with a wealth of quality restaurants. The motorway network system, Manchester International Airport, local and intercity rail links are within easy reach.

The Stables has been carefully and tastefully converted from the original Grade II listed dairy farm building into eight individual properties. The Stables is located at the end of the outbuilding enjoying a wonderful south to south westerly aspect. The well balanced accommodation has been carefully and sympathetically converted with great care being taken to obtain the original charm and appeal. On the ground floor there is an impressive living dining kitchen with polished natural wood flooring, exposed brick archway and traditional style kitchen fittings with natural

wood work surfaces and integrated appliances. There is a utility room and cloakroom off. To the first floor there are full height ceilings with exposed beams and trusses, three generous bedrooms, family bathroom and en-suite shower room. The property benefits from a comprehensive heating system.

DIRECTIONS

Proceed out of Alderley Edge on the main London Road (A34) towards Congleton. At the Monks Heath traffic lights proceed straight across on a continuation of the A34 towards Congleton, past Capesthorne Hall. Once reaching the village of Marton turn left after the historic church into Cocksmiss Lane. Continue to the end of Cocksmiss Lane and proceed straight across the crossroads. Follow the road round to the left and after approximately one mile turn right at the t-junction into Shellow Lane. Continue over the bridge and after approximately ¾ mile, Dobford Grange will be found on the right hand side.

ALTERNATIVE ROUTE

From Macclesfield proceed south on the A523 for approximately 4 miles. Turn right onto Bullgate Lane, after approx ¾ mile you'll cross a railway bridge and follow the road as it bends to the right. The property can be found approx ¼ mile further on the left hand side.

In further detail the accommodation comprises

Panelled and glazed front door leading to open plan lounge dining kitchen

LOUNGE AREA 21'5 x 17'8 (6.53m x 5.38m)

With natural wood polished flooring, marble fire place with brick inset stone hearth and cast iron multi-fuel stove, two central heating radiators, downlighting, turning flight staircase to the first floor, feature exposed brick arch, french door to outside.

L-SHAPED DINING KITCHEN 15'10 x 14' (4.83m x 4.27m)

With natural wood polished flooring, central heating radiator, traditional style base and wall units, natural wood work surfaces, stainless steel one and a half bowl single drainer sink unit with chrome mixer tap, brush steel electric oven, four ring bush steel hob with matching brush steel extractor hood above, integrated fridge with freezer below, integrated dishwasher, downlighting.

UTILITY ROOM

With built in traditional style cupboards with natural wood work surfaces, plumbing for washing machine, quarry tiled floor, fitted shelving, central heating radiator.

CLOAKROOM

With low level wc, wall mounted wash hand basin with tiled surround, central heating radiator, quarry tiled floor.

FIRST FLOOR

LANDING

With natural wood flooring, central heating radiator, full height ceiling with exposed beams.

MASTER BEDROOM ONE 13'4 x 11'7 (4.06m x 3.53m)

With natural wood flooring, two central heating radiators, full height ceiling with exposed beams and trusses, built in wardrobe.

SHOWER ROOM

With fully tiled shower cubicle with glass door and chrome fittings, pedestal wash hand basin with chrome mixer tap, low level wc, central heating radiator, exposed beams.

BEDROOM TWO 11' x 10' (3.35m x 3.05m)

With full height ceiling with exposed beams and trusses, wardrobe recess, central heating radiator, natural wood flooring.

BEDROOM THREE 13'8 x 8' (4.17m x 2.44m)

With natural wood flooring, full height ceiling with exposed beams and trusses, central heating radiator.

FAMILY BATHROOM

With traditional fittings with panelled bath with mixer tap and shower fittings, low level wc, pedestal wash hand basin, half tiled walls,

central heating radiator, full height ceiling with exposed beams and trusses.

OUTSIDE

The property is approached via a sweeping gravel driveway providing good parking facilities with heritage style attached garage with double doors and slate roof, gravel parking spaces with brick set, stone walling and good sized garden and further separate side garden.

SEPERATE SIDE GARDEN

Laid out to lawn bordered by fencing, trees, shrubs and separate timber shed.

ATTACHED SIDE GARDEN

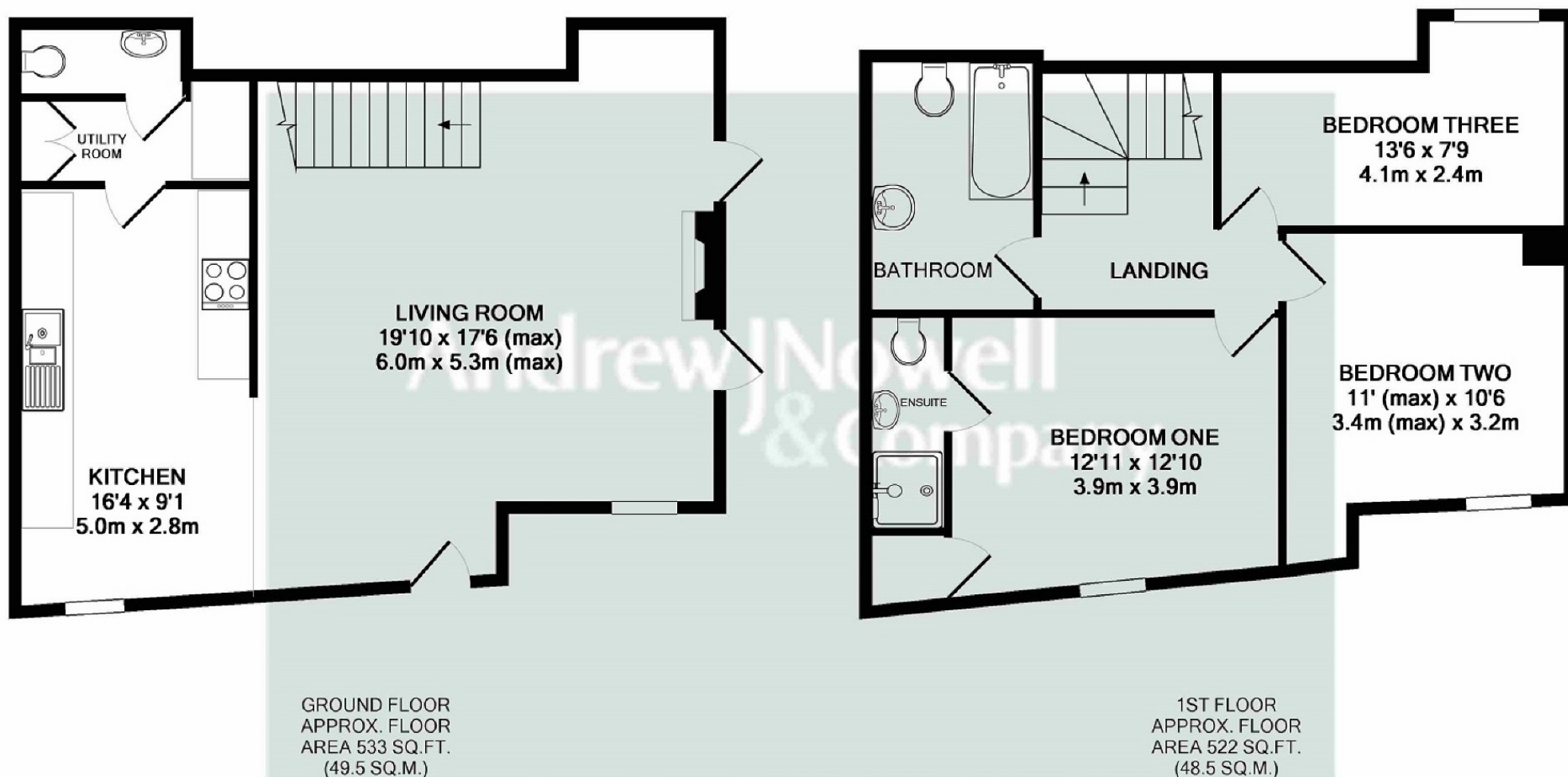
Bordered by hedging with personal gate, York stone flagging and lawned area.

HERITAGE STYLE GARAGE 16'5 x 9' (5.00m x 2.74m)

With double doors and mezzanine storage area.

All electrical appliances, the heating system and wiring have not been tested therefore we cannot verify whether they are in working order.

VACANT POSSESSION UPON
COMPLETION



TOTAL APPROX. FLOOR AREA 1055 SQ.FT. (98.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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