

Oaklands Farm, 44 Heybridge

Macclesfield, SK10 4ER



mosley jarman



Oaklands Farm, 44 Heybridge Lane, Prestbury, Macclesfield, SK10 4ER
Guide Price £1,950,000

The sale of Oaklands Farm represents a most unique purchase opportunity, comprising of the main house, extensive outbuildings and stables, all in around 1.8 acres of extensive formal gardens, paddocks and manege.

Especially in Prestbury, rarely does the chance arise to acquire a home that offers such a high level of scope for redevelopment and modernisation, to create without doubt, an unrivalled home within grounds measuring approximately 1.8 acres.

A long approach passes neighbouring farmland just off Heybridge Lane and leads through a five bar farmhouse gate into Oaklands Farm, with a private driveway leading past the first paddock, then into a central stone flagged courtyard which offers an abundance of parking found between both the main farmhouse and outbuildings/stables.

The main house consists of a central hallway, two reception rooms, a breakfast kitchen, four bedrooms and a bathroom. No doubt a blank canvass to personalise and create an enviable country residence.

Of particular note is the size of the outbuildings, stables and workshops ripe for development, whilst the views across the gardens towards the golf course are particularly pleasing.



- A MOST UNIQUE PURCHASE OPPORTUNITY
- GLORIOUS VIEWS TOWARDS TYTHERINGTON GOLF COURSE
- FOUR BEDROOMS TO THE MAIN HOUSE
- LAND INCLUDES PADDOCKS, MANEGE AND FORMAL GARDENS
- HOUSE AND OUTBUILDINGS IN APPROX 1.8 ACRES
- MINUTES FROM THE PICTURESQUE PRESTBURY VILLAGE
- SUBSTANTIAL OUTBUILDINGS AND STABLES
- TUCKED AWAY IN A MOST SECLUDED SETTING



GROUNDS & GARDENS

Approached over a long access road off Heybridge Lane, the Farm has a pleasant calming approach, passing neighbouring farmland and then on entrance to the grounds, a sense of space, seclusion and tranquility is greatly apparent. The house sits within extensive grounds of around 1.8 acres, made up of formal gardens, paddocks and a manège. Additionally, there are substantial outbuildings adjacent to the house in a courtyard setting, opening up a variety of possible usages.

THE LOCATION

Oakland's Farm, located on Heybridge Lane in Prestbury, enjoys a highly desirable setting just a short distance from the heart of the picturesque village. Residents benefit from easy access to Prestbury's charming shops, cafes, and local amenities, as well as the nearby train station, offering convenient connections to surrounding towns and cities. The property is also ideally positioned for those who appreciate the outdoors, with a variety of scenic countryside walks right on the doorstep, providing beautiful routes through rolling landscapes and peaceful rural surroundings.

IMPORTANT INFORMATION

Council Tax Band: G
EPC: E

Heating - Gas central heating (radiators)

Mains - Electric, water, oil for heating and septic tank.

Property Construction- Brick built with tiled roof

Flood Risk: Very low risk of flooding from rivers & seas. Very low risk of surface water flooding.

Broadband***: TBC

Mobile Coverage***: Mobile coverage at the property available with all main providers*.

Parking: Off road parking to the front and side of the property.

Tenure: Freehold

Rights of way/covenants: You have a right of way over service road to the property. You may have to pay maintenance costs for upkeep.

* Information provided by GOV.UK

***Information provided by Ofcom checker.

The information isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

Postcode: **SK10 4ER**

What 3 Words: **sings.pages.hotel**

Council Tax Band: **G**

EPC Rating: **E**

Tenure: **Freehold**

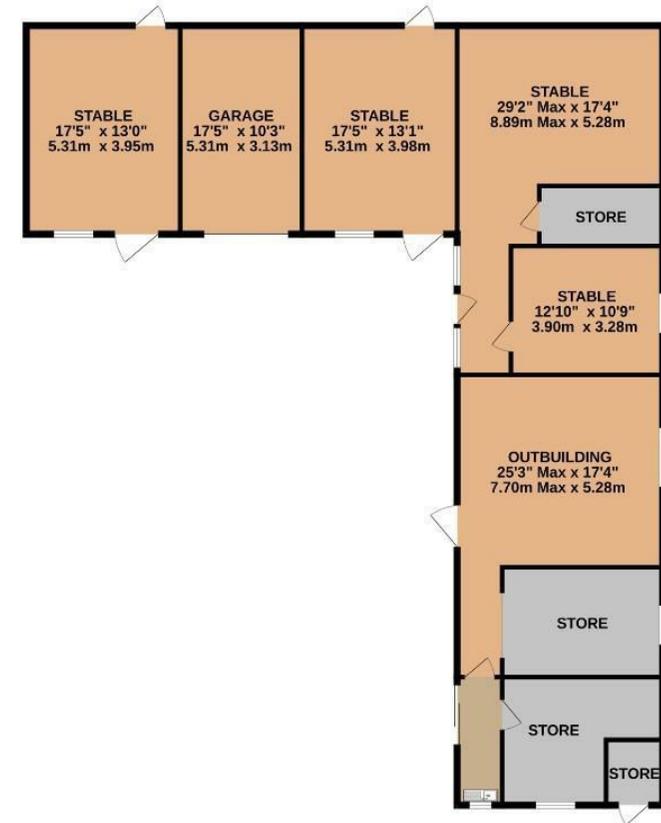
GROUND FLOOR
983 sq.ft. (91.3 sq.m.) approx.



1ST FLOOR
826 sq.ft. (76.8 sq.m.) approx.



OUTBUILDINGS
1761 sq.ft. (163.6 sq.m.) approx.



TOTAL FLOOR AREA : 3570 sq.ft. (331.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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