





Wayside Cottage Hough Hole, Macclesfield, Cheshire SK10 5UW

Nestled at the foot of Kerridge Ridge, this captivating former mill managers home enjoys an idyllic setting amidst some of the most picturesque countryside the Peak District has to offer. Surrounded by rolling landscapes and natural beauty, the property presents a rare opportunity to acquire a home of true character and charm in a highly desirable location.

The property has been thoughtfully extended and has long served as a cherished family home. It now offers generous, versatile accommodation with excellent scope for modernisation, providing an opportunity for buyers to update and enhance it to its full potential.

The ground floor provides a welcoming and well-proportioned layout, comprising a porch opening to an impressive entrance hall with a galleried landing above. Living spaces include a lounge, dining room, breakfast kitchen, utility room, shower room, sitting room, study, an additional porch, and a cloakroom/WC.

To the first floor, accessed via two separate landings, the accommodation continues to impress. The principal suite features a spacious bedroom extending from the front to the rear of the property, complemented by a large en-suite bathroom, four further bedrooms and a family shower room.

A highlight of this property is its enchanting grounds. Set within beautifully maintained formal gardens with mature planting, the setting is both tranquil and private. A meandering river and waterfall run through the grounds, creating a truly magical outdoor environment. The gardens also include lawns, patios, a summer house, a double garage, wood store, and a brick-built outbuilding.

In addition, the property benefits from approximately 3.3 acres of pasture land, currently let under a long contract with a local farmer, as well as a mill pond, which can be included in the sale at no additional cost.

This is a unique opportunity to acquire a distinctive home with extensive grounds and outstanding potential in a breathtaking rural setting with NO ONWARD CHAIN

Macclesfield is a thriving business centre and market town with excellent local amenities and a choice of modern leisure and sports facilities. The town is situated on the Cheshire Plain, at the edge of the Peak District National Park with its picturesque beauty and extensive walks.

Residents of Macclesfield have access to good transport links including national motorways, major roads and train networks, including the West Coast Line direct to London. Manchester International Airport is only thirteen miles away by road. Greater Manchester is within comfortable daily travelling distance and there are regular bus services to neighbouring towns.

From Macclesfield proceed up Hurdsfield Road into Rainow Road and continue into Rainow Village. At the Church turn left into Round Meadow and left into Sugar Lane. Continue beyond Hough Hole House and down to the Mill Pond where the property can be found over the bridge on the right hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

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Ground Floor

Porch

Courtesy light. Stone flagged floor.

Entrance Hall

Front door. Balustrade to the staircase. Understairs storage cupboard. Exposed stonework. Parquet flooring. Double panelled radiator.

Lounge

20'10 x 14'10

Brick built feature fireplace with recessed log burner. Ceiling cornice. Ceiling roses. Dado rail. T.V. aerial point. Parquet flooring. uPVC double glazed windows to the front and side elevation.

Dining Room

18'7 x 11'10

Ceiling cornice. Ceiling rose. Dado rail. Parquet flooring. uPVC double glazed windows to the bay. uPVC double glazed windows to the rear.

Breakfast Kitchen

24'9 x 11'3

One and a half bowl composite sink unit with mixer tap and base cupboard below. An additional range of matching base and eye level cupboards with tiled work surfaces and splashbacks. Range style gas cooker. Integrated four ring electric hob. Integrated fridge. Plumbing for a dishwasher. Plumbing for washing machine. Wall light. Tiled flooring. Glazed serving hatch to the Dining Room. uPVC double glazed window. uPVC door with glazing inset. Double panelled radiator.

Wet Room

Partially screened, tiled cubicle with thermostatic shower over. Washbasin. Storage cupboards. Double panelled radiator.

Utility Room

15'4 x 8'9 max

Stone flagged flooring. Free-standing central heating boiler. Two glazed doors.

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Inner Hallway

Built-in storage cupboards. Quarry tiled flooring.

Cloakroom/W.C.

Pedestal washbasin. Low suite W.C. Ceiling beams. Partially tiled walls. Tiled flooring. uPVC double glazed window. Single panelled radiator.

Bedroom Six/Study

11'5 x 10'00

Exposed stonework. Exposed wooden beams. Wall light points. Glazed window to the Inner Hallway. uPVC double glazed window. Single panelled radiator.

Sitting Room

26'7 x 12'6

Staircase with handrail to the Landing. Multi-fuel stove set within a stone surround and tiled hearth. T.V. aerial point. uPVC double glazed windows to the front elevation. uPVC windows to the side elevation.

Boot Room/Additional Porch

Solid wood door. Built-in storage cupboards. uPVC double glazed window. Quarry tiled flooring.

First Floor

Galleried Landing

Balustrade to the staircase. Storage cupboard with finger-latch door. Exposed stonework. uPVC double glazed window.

Master Bedroom

27'11 to the bay x 14'10 max

Fitted wardrobes, chest of drawers, dressing table and bedside table. Wall light points. Eaves storage cupboards. Ceiling roses. uPVC double glazed windows to the front and side elevation. Double panelled radiator.

En-Suite Bathroom

The suite comprises and inset bath with mixer tap and shower over, a fully tiled and screened cubicle with thermostatic shower over, a pedestal washbasin, a bidet and a low suite W.C. Extractor fan. Downlighting. Electric shaver point. Wall-mounted shaving mirror. Dado rail. uPVC double glazed window. Double panelled radiator.

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Inner Landing

Handrail and spindle balustrade to the staircase. Loft access. Exposed ceiling beam. Wall ight points. Secondary loft access. Window.

Bedroom Five

7'6 x 7'2

uPVC double glazed window. Single panelled radiator.

Bedroom Four/Main Study

11'7 x 8'10 max

uPVC patio doors opening onto the flagged terrace enclosed by wrought iron railings. uPVC double glazed window. Double panelled radiator.

Bedroom Two

15'4 x 13'8 to the wardrobes

Exposed ceiling beams. Built-in cupboards. Skirting board heating. Solid wood flooring. uPVC double glazed window.

Bedroom Three

12'10 x 12'8

Solid wood door to the front. Exposed ceiling beams. Built-in cupboards. Vanity washbasin with storage cupboard below. uPVC double glazed windows to the front and side elevation. Double panelled radiator.

Bathroom

The suite Comprises a fully tiled cubicle with electric shower over, a pedestal washbasin and a low suite W.C. Downlighting. Built-in cupboards with shelving. Tiled walls. uPVC double glazed window. Double panelled radiator.

Outside

Log Store

Stone built with flagged roof.

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Gardens

Approached via a charming bridge over the river, the property is entered through a traditional wooden five-bar double gate, setting an immediate tone of privacy and character. The driveway follows the course of the river, bordered by a neat lawn and thoughtfully planted flower beds. Continuing on, the driveway opens onto an inviting patio seating area, an ideal setting for entertaining or simply enjoying the warmth of the late afternoon and evening sun. Beyond this, the drive extends to a spacious gravel parking area, which also provides access to a solid stone-built double garage. The gardens are beautifully established with a well-kept lawn framed by mature shrubs and trees that lend a sense of tranquillity and enchantment. A series of raised beds, complemented by a water feature set into a stone wall, add both structure and charm. There is also a log store with a flagged roof, blending practicality with rustic appeal. A second, well-crafted bridge leads to an additional garden area, where a generous lawn and a stone-flagged patio provide further space for relaxation. Beyond this lies a gravelled courtyard, enhancing the variety of outdoor settings. The property also benefits from a versatile summerhouse, currently used as a workshop, complete with fitted cupboards, power, and lighting. An adjoining lean-to offers a sheltered and peaceful seating area. To the rear, a farm track runs along the boundary, providing access to Kerridge Ridge via a gated entrance. Beyond the formal gardens lies approximately 3.3 acres of pasture land, currently leased to a local farmer, offering a connection to the surrounding countryside.

Double Garage

22'5 x 15'7

Electric roller door. Power and light. Vaulted ceiling. Windows.

Mill Pond

There is also the opportunity to acquire an additional parcel of land, featuring a picturesque mill pond with the river flowing through it. This can be negotiated as part of the purchase, subject to request.

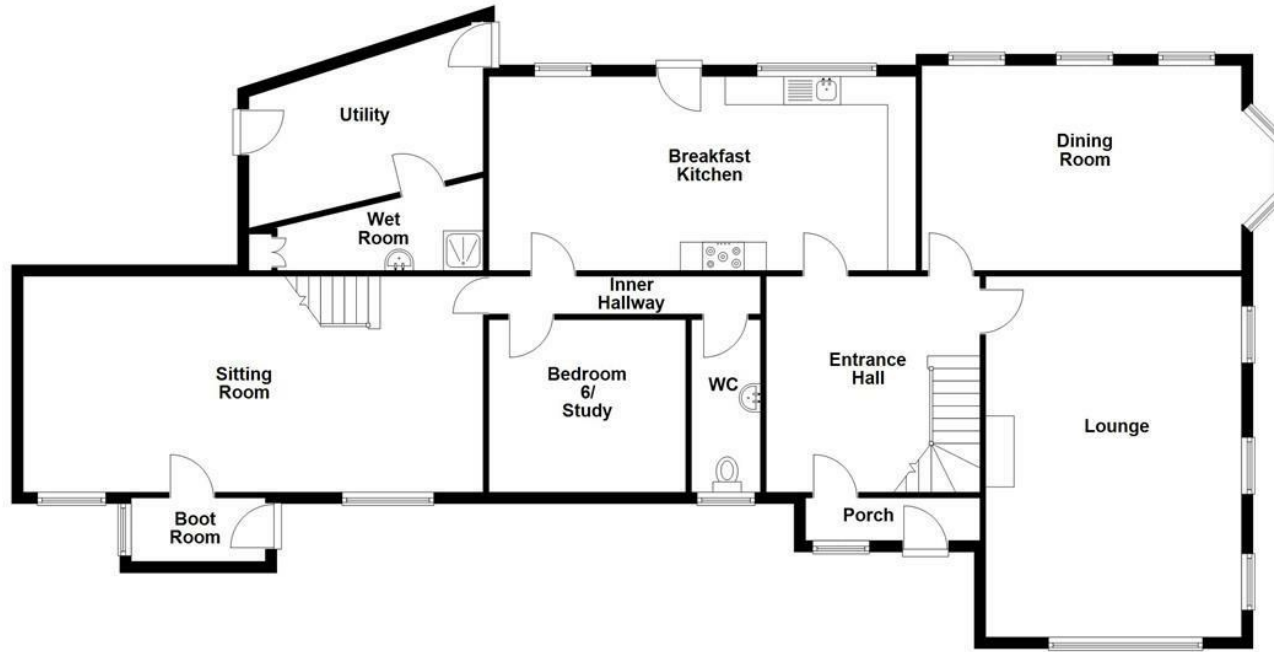
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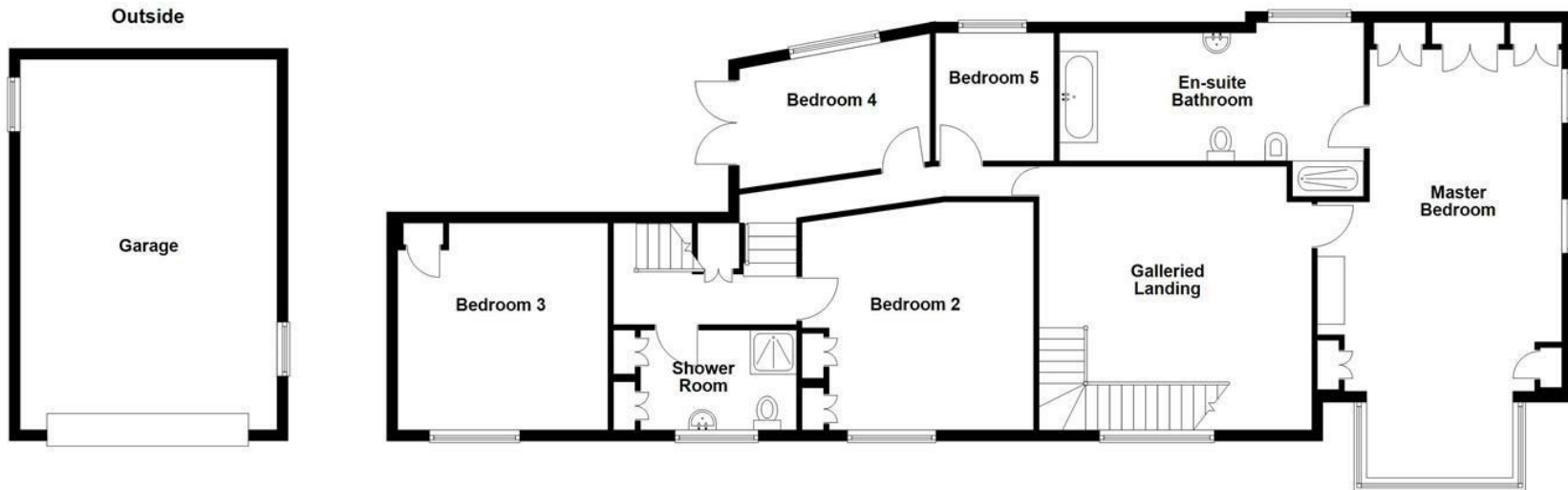




Ground Floor



First Floor





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