





Ryburn, Clarke Lane, Macclesfield, Cheshire SK10 5AJ

Houses like 'Ryburn' come along once in a blue moon, and it is our privilege to bring to the market this grand old residence. Set within expansive grounds of approximately 2 acres, Ryburn ticks all the boxes for a perfect family abode, combining space, charm, and a beautiful setting. Nestled behind mature trees on Clarke Lane, this splendid detached period home offers a unique blend of old-world charm and huge potential. The property retains many original features, inviting you to infuse your own style and updates to create a truly bespoke family residence.

There are stunning views from all sides, creating a serene and picturesque environment that is perfect for what will be a wonderful home. The semi-rural location strikes a perfect balance, offering a peaceful retreat while still providing easy access to the vibrant towns of Bollington and Macclesfield. This makes it an ideal choice for those seeking a tranquil lifestyle without sacrificing the amenities of town living.

In brief, that accommodation comprises a covered porch, an entrance hall, a lounge, a dining room, a utility room and a cloakroom, whilst to the first floor there are four bedrooms and a family bathroom. There is also an additional study/bedroom five situated above the garage.

As mentioned, the property is set well back from the road with a mature back cloth of trees, bushes and spacious gardens. There are generous lawned gardens to the rear with well-stocked beds and borders, and a generous patio area. These gardens, in turn, lead to a small paddock. All in all, the site is circa two acres.

Bollington never stands still, with a constant stream of artistic and volunteer endeavours from the championship Bollington Brass Band (North West 1st section), the Festival Choir, Bollington Light Opera Group (BLOG), and the Festival Players, to name a few. It provides excellent walking, cycling, and riding routes, including along the Macclesfield Canal and the beautiful Peak District is just a short car journey away. An increasing network of restaurants, delis and bars all help to combine to provide a wonderful local village atmosphere and a delightful area in which to live. Bollington is situated on the Cheshire Plain at the edge of the Peak District National Park and is only 3 miles from the thriving market town of Macclesfield, which offers an extensive range of shopping, educational and recreational facilities and is 18 miles south of Manchester.

Proceed out of Macclesfield in a northerly direction along the Silk Road (A523) at the second roundabout, and turn right signposted Bollington (B5090). Turn immediately right into Clarke Lane. Proceed past the Lord Clyde Public House, and over the two bridges over the Middlewood Way and the canal, and the property can be found on the right-hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ryburn, Clarke Lane, Macclesfield, Cheshire SK10 5AJ**Ground Floor****Covered Porch**

Courtesy light. Quarry tiled floor.

Entrance Hall

Exposed beamed ceiling. Wooden staircase. Double radiator.

Cloakroom/W.C.

Low Suite W.C. Pedestal wash basin. Understairs storage. Radiator.

Lounge

19'11 x 15'10 max

Open dog grate fire set within a feature stone fireplace. Windows to two elevations. Two radiators. Double doors to the Conservatory.

Dining Room

14'11 x 11'10

Double radiator.

Breakfast Kitchen

19'10 x 10'10

Single drainer stainless steel sink unit with mixer tap and base units below. An additional range of matching base and eye level units with contrasting work surfaces and quarry tiled splashbacks. An Aga range set within an exposed brick inglenook. Plumbing for dishwasher. Quarry tiled floor. Radiator.

Side Passage

Providing access to both front and rear gardens.

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Utility Room

14'00 x 7'00

Belfast enamel sink unit with base units and work surfaces. Glow Worm gas central heating and domestic hot water boiler. Windows. Quarry tiled floor.

Cloakroom

Low suite W.C. Quarry tiled flooring.

Conservatory

14'03 max x 13'09

Tiled flooring. uPVC glazing to three elevations. Glazed double doors opening onto the rear garden. Radiator.

First Floor

Landing

Stripped wooden flooring. Loft access. Double radiator.

Bedroom One

20'0 x 15'7

Patio doors opening onto the balcony. Double radiator.

Bedroom Two

14'10 x 11'10

Double radiator.

Bedroom Three

10'10 x 10'4

Radiator.

Bedroom Four

10'5 x 6'2

Radiator.

Ryburn Clarke Lane, Macclesfield, Cheshire SK10 5AJ**Bathroom**

A four piece suite comprising a corner cubicle with thermostatic shower, a pedestal wash basin, a bidet and a low suite W.C. Vertical chrome heated towel rail. Airing cupboard housing the lagged hot water cylinder and immersion heater. Radiator.

Study

16'04 x 14'05

Storage to the eaves. Double radiator.

Loft Space

14'05 x 5'06

Outside**Double Garage**

Power and light. Meter cupboards.

Gardens

The property is set well back from the road and nestled within substantial front gardens that are attractively accented by a wealth of mature trees, shrubs, and bushes. Stone-flagged patio areas provide inviting spots to sit and enjoy the peaceful surroundings, with open views stretching across the adjacent fields. To the rear, the grounds continue to impress with well-manicured lawns and additional stone-flagged patio that are perfect for outdoor entertaining or relaxation and which are framed by established planting that offers both privacy and year-round colour. A generous stone-flagged driveway at the front offers ample parking for multiple vehicles and leads directly to the garage.

Drainage

Please note that the drainage is via a septic tank that, although we understand had been working in an efficient manner, does not comply with current regulations and as part of the refurbishment,, this will require attention/replacement.

Additional Paddock

There is an additional paddock which lies adjacent to the property on the other side of the canal amounting to 2.2 acres. The eventual buyer of Ryburn will have first option on this land for £35,000. Should said purchaser not wish to acquire the plot it will be made available to the open market. For further details, please do not hesitate to contact the agent.

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Offers In The Region Of £900,000

HOLDEN & PRESCOTT









