HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

Burnbank, 14B, Main Road, Langley, Macclesfield, Cheshire, SK11





Burnbank 14B Main Road, Macclesfield, Cheshire SK11 0BU

Langley is a highly desirable village, renowned for its strong community, picturesque surroundings and spectacular Cheshire countryside. Occupying an enviable position towards the upper end of the village and on the site of an old mill, this impressive property enjoys breathtaking rear views across the Bollin Brook towards Tegg's Nose.

Thoughtfully modernised and extended by the current owners, the property provides a stylish and welcoming family home. The accommodation briefly comprises an entrance porch and hall, snug with electric log burner, utility room, W.C. and integral garage. The undoubted heart of the home is the superb open-plan family room, kitchen and dining room, enhanced by a rear extension and multiple skylights which create a wonderfully light and sociable space.

To the first floor is a generous principal bedroom with en-suite shower room and French doors overlooking the stunning countryside, together with two further double bedrooms and a beautifully appointed family bathroom with freestanding bath and walk-in shower. An attic space, currently used as a home office, provides further versatile space, with Velux windows and separate loft storage. Gas-fired central heating and uPVC double glazing are installed throughout.

Externally, a full-width cobbled driveway provides ample parking and access to the integral garage. The rear garden is a particular feature, with a full-width flagged patio enjoying the far-reaching views, a charming footbridge spanning the brook and a generous lawn leading to a further patio at the bottom of the garden.

A rare opportunity to acquire a beautifully presented and thoughtfully improved home in one of the area's most sought-after village locations, with exceptional views and a truly special garden.

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

Proceed out of Macclesfield along the A523 Leek Road turning left at the traffic lights into Byrons Lane, signposted Sutton and Langley. Proceed under the viaduct and turn left into Jarman which in turn leads into Langley Road, then Main Road. Follow the road through the village and the property can be found on the left hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

HOLDEN & PRESCOTT

HOLDEN & PRESCOTT

Burnbank 14B Main Road, Macclesfield, Cheshire SK11 0BU

Ground Floor

Porch
Composite front door with glazing inset and adjoining. Storage cupboard. Recessed spotlighting. Tiled flooring.

Entrance Hall
Spindle balustrade to the staircase. Understairs cloak cupboard. Motion activated wall lighting. Recessed spotlighting. Tiled flooring. Classic column radiator.

Snug
15'5 x 12'5
Media wall with T.V and sound bar recesses. Wall light points. uPVC double glazed window. Glazed sliding door to the Dining Room. Classic column radiator.

Open-Plan Dining Kitchen/Family Room
20'4 x 13'1
A range of bespoke 1909 base units with contrasting quarz work surfaces and matching splashbacks. Space for a range style cooker with extractor hood over. Matching kitchen island/breakfast bar with storage cupboards below housing the inset stainless steel sink and integrated Fisher & Paykel double drawer dishwasher and mixer tap. Recess for housing an American style fridge/freezer. Tall pantry style cupboard. Contemporary wall light points. Recessed spotlighting. Tiled flooring. Two skylights. uPVC double glazed windows. Contemporary vertical radiator. Classical column radiator. uPVC double doors opening onto the rear garage.

Dining Room
12'4 x 6'6
Recessed spotlighting. Contemporary wall light points. Tiled flooring. Classic column radiator.

Burnbank 14B Main Road, Macclesfield, Cheshire SK11 0BU

Utility
6'10 x 5'9
Belfast sink with mixer tap and base unit below. An additional range of matching base and eye level units with contrasting wood block work surfaces and tiled splashbacks. Plumbing for washing machine. Space for tumble dryer. Recessed spotlighting. Tiled flooring. Vertical radiator.

W.C.
Low suite W.C. Washbasin with mixer tap , tiled splashbacks and vanity storage cupboard below. Cupboard housing the Vaillant combination condensing boiler. Dado rail. Extractor fan. Tiled flooring.

Garage
19'8 x 8'1
Hardwood double doors with glazing to the garage. Power and light. Cold water tap.

First Floor

Landing
Spinde balustrade to the staircase. Recessed spotlighting. Hardwood flooring. uPVC double glazed window. Double panelled radiator.

Bedroom One
12'3 x 11'1 to the wardrobes
A range of bespoke fitted wardrobes. Wall light points. Hardwood flooring. uPVC double glazed windows. Vertical radiator. uPVC French doors.

En-suite Shower Room
Fully tiled cubicle with thermostatic ceiling mounted rainfall shower and additional shower attachment. Vanity unit with counter top washbasin, mixer tap and quartz surface. Low suite W.C. Extractor fan. Recessed spotlighting. Partially tiled walls. Geometric floor tiles. uPVC double glazed window. Chrome heated towel rail.

HOLDEN & PRESCOTT

HOLDEN & PRESCOTT

Burnbank 14B Main Road, Macclesfield, Cheshire SK11 0BU

Bedroom Two
12'4 x 9'1
Hardwood flooring. uPVC double glazed window. Double panelled radiator.

Bedroom Three
12'11 x 8'1
Hardwood flooring. uPVC double glazed window. Double panelled radiator.

Bathroom
The suite comprises a free-standing bath with mixer tap and hand-held shower attachment, a fully tiled cubicle with ceiling mounted rainfall shower and additional shower attachment, vanity unit with a quartz surface, counter top washbasin, mixer tap, tiled splashbacks and a low suite W.C. Recessed spotlighting. Extractor fan. Tiled flooring. uPVC double glazed window. Chrome heated towel rail.

Second Floor

Attic Space
19'4 x 6'11
Hardwood flooring. Velux windows. Currently used as an office space.

Loft Store
8'7 x 6'11
Courtesy light.

Outside

Gardens
The garden has been stunningly landscape and includes and Indian stone flagged pation, a rustic wooden bridge spanning the babbling brook and leading onto a well-maintained lawn with herbaceous border. A porcelain tile patio can be found at the rear boundary.

Burnbank 14B Main Road, Macclesfield, Cheshire SK11 0BU

Tenure
Freehold

In The Owners' Words
Burnbank has been our home for the past 5 years, during which we've lovingly renovated the property and garden to suit our tastes.

This home has been a real sanctuary for us, calming and full of good energy. What really sold it was the beautiful location and outlook. Having walking and cycling trails quite literally from the doorstep has been magical for our family.

Our favourite room in the house is the kitchen, it's both spacious and relaxing, perfect for entertaining and for cosying up with good book. The master bedroom has beautiful views over the garden and the countryside; it's such a peaceful way to start each day.

In the summer, the garden comes into its own with two patios meaning you have sun throughout the entire day and a beautiful border. It has brought endless joy over the years.
The home is made for entertaining, with generous room sizes and a natural flow.

Langley itself is a very warm, and welcoming village. With a well-used village hall and cricket club. The primary school is a short walk into Sutton.

What we'll miss most is the way this home brings people together. It's been such a special place to live and we will certainly miss it.

£675,000

HOLDEN & PRESCOTT





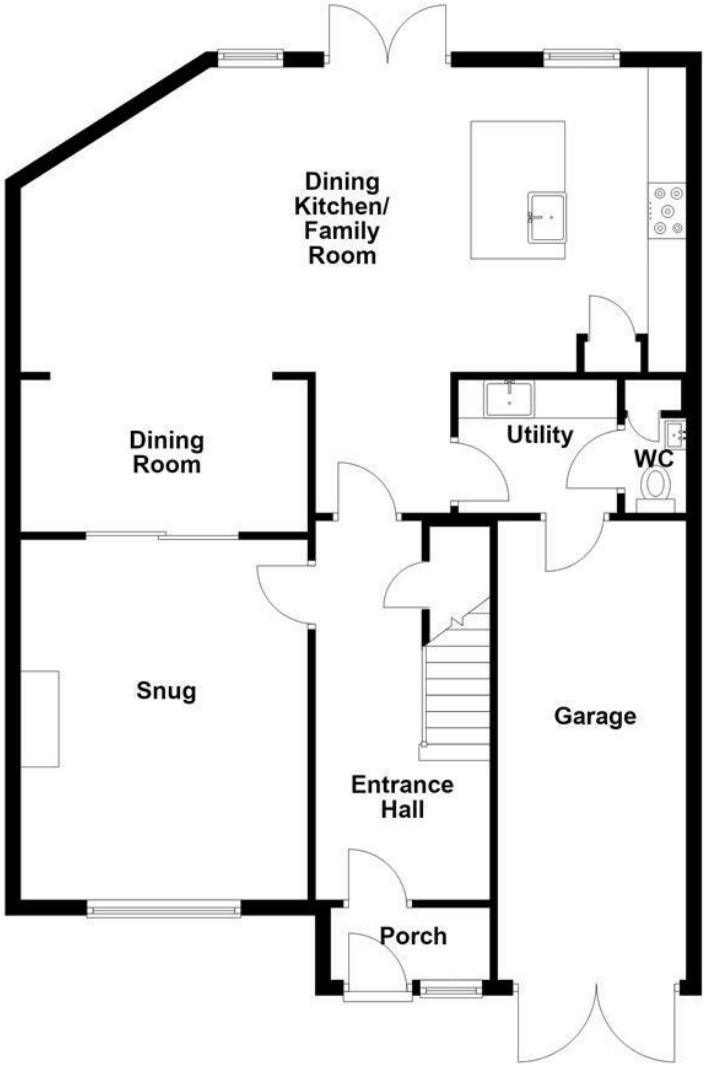




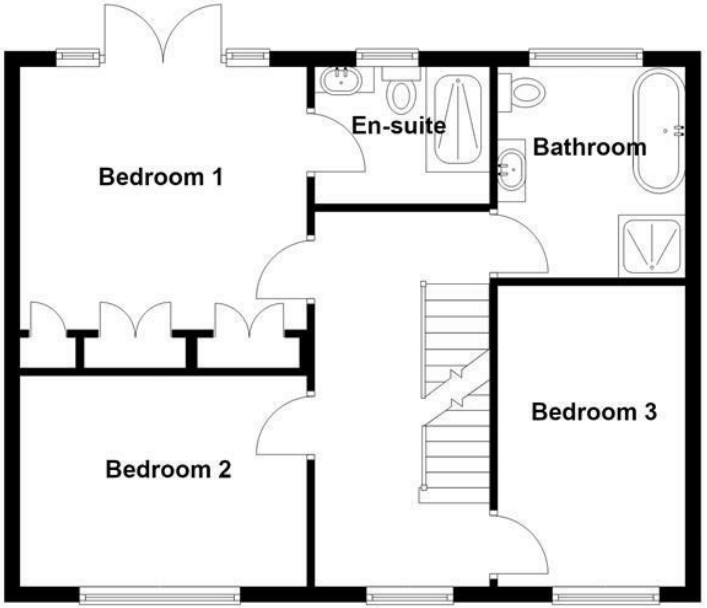


HOLDEN & PRESCOTT

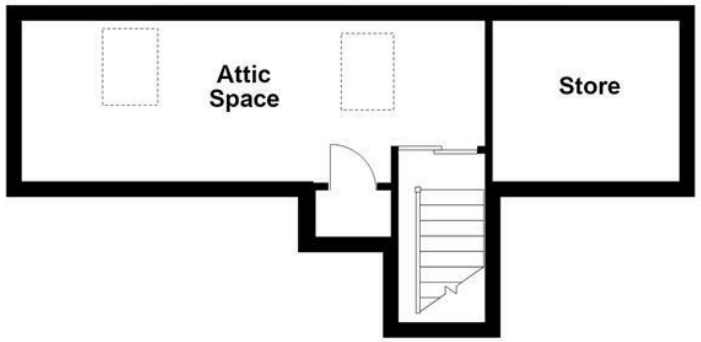
Ground Floor



First Floor



Second Floor











HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

1-3 Church Street, Macclesfield, Cheshire, SK11 6LB
T: 01625 422244 **W:** www.holdenandprescott.co.uk
F: 01625 869 999 E:contact@holdenandprescott.co.uk

