







## Bell Farm 21 Bluebell Lane, Macclesfield, Cheshire SK10 2JL

Nestled in the tranquil and sought-after Bluebell Lane, this charming former farm house, which is over 300 years old, offers a delightful blend of period character and contemporary comfort. With four reception rooms, this home is perfect for both family living and entertaining. The ground floor features an Entrance Vestibule leading to a spacious Family Room, a cosy Lounge, and a Dining Room. The Breakfast Kitchen is well-equipped, complemented by a convenient Utility Room. Additionally, the Cellar, which has a brick vaulted ceiling, has been thoughtfully adapted into a versatile Snug, which can have various uses such as a playroom or cinema room.

On the first floor, there are four generously sized double bedrooms, one with a full ensuite bathroom including a roll top bath and separate shower cubicle and a second with an en-suite shower room. A well-appointed Family Bathroom serves the remaining bedrooms. The property benefits from gas-fired central heating and uPVC double glazing throughout.

Outside, there is a charming front garden and a tarmac driveway that accommodates parking for four vehicles. The fully enclosed rear garden is a true oasis, featuring a lush lawn and a delightful wooden decking area. Additionally, a double garage has been cleverly converted into a garden office which is fully compliant with all planning requirements and is complete with power and light and telephone points, making it an ideal workspace.

With its proximity to the town centre, excellent local schools, and scenic walks including the renowned Middlewood Way, this is a rare opportunity to purchase a charming home.

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 Manchester Road towards Tytherington. Take the first turning on the left after passing Dorchester Way into Bluebell Lane. Follow the lane up the hill bearing right and the property can be found on the left hand side.

**Viewing: By appointment with Holden and Prescott 01625 422244**

HOLDEN & PRESCOTT



## Bell Farm 21 Bluebell Lane, Macclesfield, Cheshire SK10 2JL

### Ground Floor

#### Entrance Vestibule

Composite front door with glazing inset.

#### Family Room

13'06 max x 13'05

Exposed ceiling beams. uPVC double glazed window. Double panelled radiator.

#### Dining Room

12'00 x 11'11

Exposed ceiling beams. uPVC double glazed window. Double panelled radiator, Open way through to the Lounge.

#### Lounge

26'05 x 13'11

Multi-fuel stove within an inglenook exposed brick fireplace with wooden mantel and tiled hearth. Exposed beams to ceiling and exposed timber framing to the walls. Wall light points. T.V aerial point. uPVC double glazed windows. uPVC French doors opening onto the garden. Double panelled radiators.

#### Breakfast Kitchen

13'06 x 10'01

Butler sink with mixer tap and base unit below. An additional range of matching base and eye level units with contrasting work surfaces and tiled splashbacks. Space for a range style cooker with extractor hood over. Tiled flooring. uPVC double glazed window. uPVC door to rear garden. Double panelled radiator.



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### Utility

12'01 x 8'10

Composite sink unit with mixer tap and base unit below. An additional range of matching base and eye level units with woodblock work surfaces over. Cupboard housing the Vaillant domestic central boiler. Plumbing for automatic washing machine. Plumbing for dishwasher. Space for a fridge/freezer. Fitted shelving. Wall light points. Tiled flooring. Exposed wooden ceiling beam. uPVC double glazed window. Double panelled radiator.

### Inner Hallway

Exposed ceiling beam. Spindle balustrade to the staircase. Built-in storage cupboards.. uPVC double glazed window. Double panelled radiator.

### Basement Level

#### Snug

11'11 x 11'01

uPVC double glazed window. Wall light points. Laminate flooring.

### First Floor

#### Landing

Spindle balustrade to the staircase. Feature chandelier light fitting. Loft access. uPVC double glazed window stained glass window. Double panelled radiator.

#### Bedroom One

13'05 x 13'05

Recess spotlighting. Fitted wardrobes. uPVC double glazed window. Double panelled radiator. Open way through to the en-suite.



**Bell Farm 21 Bluebell Lane, Macclesfield, Cheshire SK10 2JL****Bathroom**

Fully tiled cubicle with rainfall shower over. Free standing period style bath with mixer tap and shower attachment. Pedestal wash basin with tiled splashback. Low suite W.C. Cupboard housing the hot water cylinder. Recessed spotlighting. Extractor fan. Tiled flooring. uPVC double glazed window. Panelled radiator.

**Bedroom Two**

13'00 x 11'08 max

Exposed wooden ceiling beam. uPVC double glazed window. Double panelled radiator.

**En-suite Shower Room**

Fully tiled cubicle with rainfall thermostatic shower and additional shower attachment over. Hand basin with mixer tap and storage unit below. Low suite W.C. Recessed spotlighting. Extractor fan. Tiled flooring. Chrome heated towel rail.

**Bedroom Three**

14'01 x 10'09

Exposed wooden ceiling beam. Wall light point. uPVC double glazed window. Double panelled radiator.

**Bedroom Four**

12'10 x 11'10

uPVC double glazed window. Double panelled radiator.

**Family Bathroom**

The white suite comprises a fully tiled double cubicle with thermostatic shower over, a period style free-standing bath with mixer tap and hand-held shower attachment, a pedestal wash basin tiled splash back and a low suite W.C. Shaver point. Recessed spotlighting. Tiled flooring. uPVC double glazed window. Heated towel rail.

**Outside**



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### Gardens

At the rear of the property there is a fully enclosed garden that lies within stone built walls and fenced borders and which incorporates a good sized attractive stone flagged patio with an additional decked seating area to the side. beyond the flagged patio is a lawn which is accented by a variety of planted flower beds with mature bushes, trees and shrubs. A tarmacadam driveway provides off-road parking for up to four vehicles.

### Garden Office

52'5" x 52'5"

Recessed spotlighting. Telephone point. Laminate flooring. Windows.

**£799,950**

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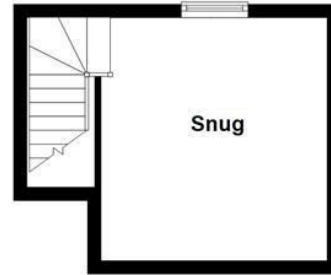




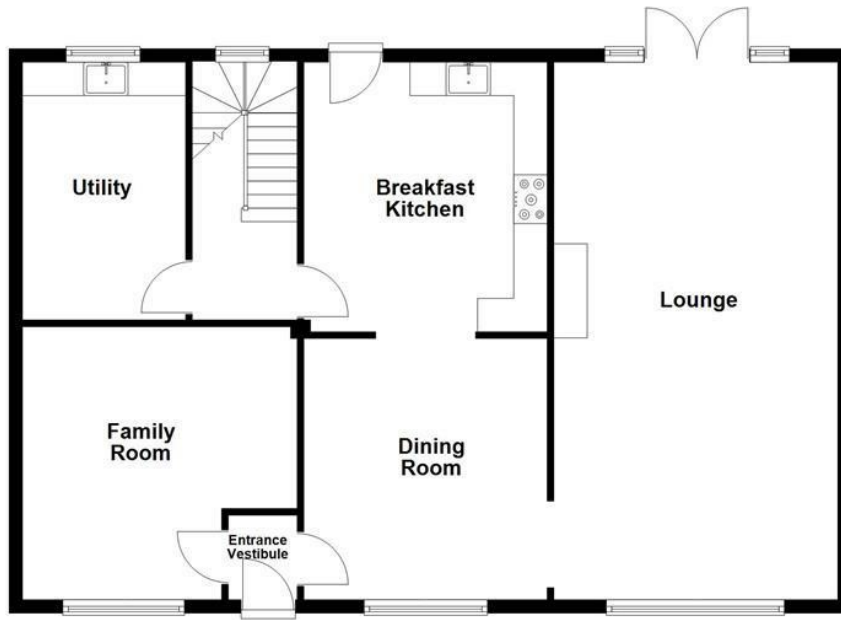




Basement



Ground Floor



First Floor

