





Honeysuckle House Mount Pleasant, Macclesfield, Cheshire SK10 5TJ

Occupying a truly idyllic position with far-reaching views towards Kerridge Ridge, Honeysuckle House is the epitome of a quintessential country cottage, beautifully constructed in local stone beneath a traditional flagged roof. Yet behind its charming facade lies a thoughtfully reimagined and impressively spacious home.

Originally two separate cottages, the property was skilfully combined by the current owners, who have created a stunning and cohesive residence. Their meticulous attention to detail is evident throughout, blending retained period character with high-quality contemporary finishes, bespoke joinery, and modern insulation to ensure exceptional comfort year-round.

The accommodation is both versatile and inviting, comprising a porch, entrance hall, cloakroom, and a cosy snug. At the heart of the home lies an impressive open-plan family room and dining kitchen, ideal for both everyday living and entertaining, complemented by a light-filled sun porch, utility room, and additional W.C.

To the first floor, the principal bedroom benefits from an en-suite shower room, while three further well-proportioned double bedrooms are served by a stylish family bathroom. The property is fronted by attractive sash windows and has the benefit of gas fired central heating.

Externally, the property is set back from Rainow Road behind a charming and picturesque green, and a garage provides off-road parking and useful storage. To the rear, accessed via Penny Lane, there are two additional parking spaces leading to a delightful sunken garden, offering a high degree of privacy alongside beautiful countryside views. A lovely front terrace provides the perfect vantage point to enjoy the outlook towards the Ridge.

Rainow continues to be a highly sought-after village, prized for its stunning surrounding countryside and strong community spirit, while still offering convenient access to nearby amenities.

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.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Porch

Solid oak front door. Exposed stonework to one wall with matching window sills. Double glazed sash window. Open way through to the Reception Hall.

Reception Hall

Spindle ballustrade to the staircase. Exposed ceiling beam. Understairs storage cupboard. Oak flooring. Double glazed sash window. Double panelled radiator.

Cloakroom

Access to a cupboard housing the pressurised hot water cylinder underneath the stairs. Utility meters.

Snug

14'3 x 11'0

Open fire with cast-iron basket grate set within a brick surround fireplace with timber mantel. Exposed ceiling beam. Recessed spotlighting. Oak flooring. Wooden double glazed sash window. Double panelled radiator.

Dining Kitchen/Family Room

24'9 x 13'1

Kitchen: A range of Shaker style base and eye units with matching kitchen island/breakfast bar with oak work surfaces. Integrated single oven. Integrated AEG four ring induction hob with extractor over. Integrated AEG combination microwave and oven. Indesit coffee maker. Wine cooker. Exposed ceiling beams. Family Room: Multi-fuel stove set within a recessed fireplace with raised stone hearth. T.V. aerial point. Wall-light points. Downlighting. Double glazed sash windows. Two vertical radiators.

Sun Porch

Double glazed double doors opening onto the terrace. Oak flooring. Double glazed sash window. Vertical radiator.

Utility

11'3 x 5'5

Oak finger-latch door with leaded light. One and a half bowl ceramic sink with mixer tap and base cupboards below. An additional range of base and eye level units in high gloss cream with pewter fittings, contrasting oak work tops and tiled splashbacks. Integrated AEG slimline dishwasher. Plumbing and space for a washer dryer. Double glazed window. Concealed Vaillant combination condensing boiler. Double panelled radiator.

W.C.

Finger-latch oak door. Washbasin on an oak plinth. Low suite W.C. Extractor fan. Downlighting. Double glazed sash window. Single panelled radiator.

First Floor

Landing

Exposed stonework. Finger-latch doors to all four bedrooms. Downlighting. Velux window. Two double panelled radiators.

Bedroom One

14'5 max x 11'03

Exposed ceiling beams. Loft access. Recessed spotlighting. Double glazed sash window. Vertical radiator.

En-suite Shower Room

The white suite comprises a fully tiled cubicle with thermostatic rainfall shower over, a vanity washbasin and a low suite W.C. Extractor fan. Downlighting. uPVC double glazed window. Double panelled radiator.

Bedroom Two

12'4 x 9'11

Loft access. Double glazed sash window. Double panelled radiator.

Bedroom Three

9'10 x 9'4

Built-in floor to ceiling wardrobes. Double glazed sash window. Double panelled radiator.

Bedroom Four

Exposed ceiling beam. Loft access. Wall light points. Double glazed sash windows. Double panelled radiator.

Bathroom

The white suite comprises a free-standing roll-top bath with mixer tap, a walk-in cubicle with rainfall shower and body jets, a pedestal washbasin and a low suite W.C. Downlighting. Extractor fan. double glazed sash window to two elevations. Column radiator with integrated towel rail. Double panelled radiator.

Outside

Garage

14'1 x 13'8

Electronic roller door. Power and light.

Parking

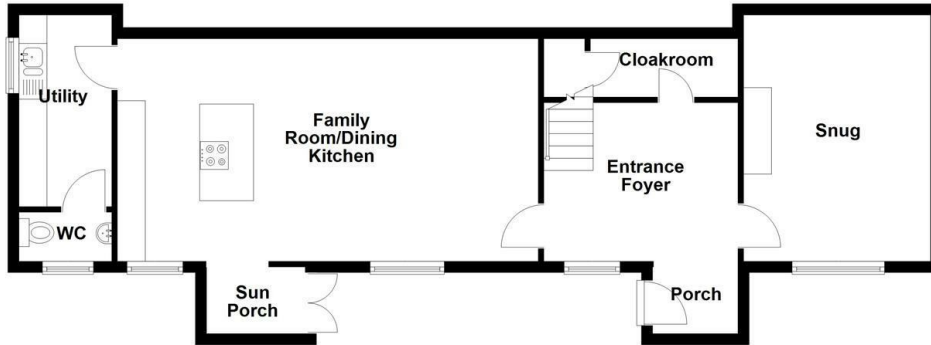
Garage parking and a double-width driveway to the rear accessed off Penny Lane providing parking for two vehicles.

Gardens

The property is approached via a stone flagged terrace enclosed within wrought-iron railings. The garden to the rear is slightly sunken and enclosed within fenced, hedged and walled borders with views over the surrounding countryside. There is also a two-tiered patio seating area and a timber built summerhouse.

£530,000

Ground Floor



First Floor





