



*jordan fishwick*

Mill Farm Cottage Mill Lane, SK10 4LW  
Guide Price £1,500,000

# Mill Lane Mottram St Andrew

Guide Price £1,500,000



Mill Farm Cottage is situated within a semi rural idyllic setting on Mill Lane within Mottram St Andrew. Positioned behind a prominent and exclusive securely gated entrance and offering far reaching views over farmland towards the Macclesfield Hills. This private and unique residence offers spacious and well appointed accommodation internally whilst externally there is a high level of future potential with landscaping and creative possibilities to produce a one of a kind home. The property has been designed with a 'wellness lifestyle' in mind, delivering a practical, environmentally minded property for 21st century living. Utilising eco-friendly technology this stunning property features air source heating, solar panels, AI adaptive learning Google thermostats ensuring a sustainable and low cost and efficient home for the future. In brief the internal accommodation consists of a stylish, quality and modern interior with spacious living rooms, home office, well appointed quality fitted kitchen diner with stunning central island and a range of quality integrated kitchen appliances, downstairs WC, utility room/boot, a family room with feature wood burning stove, and leisure complex which includes a premium Olympic style swimming spa with bifold doors to 3 sides, a steam room, shower and WC. To the first floor there are three spacious double bedrooms each with luxury en-suites. There is a detached garage offering extra storage and plenty of parking. Externally the garden is laid to lawn with open aspects over the surrounding countryside. The River Bollin meanders beyond the perimeter of the garden offering an excellent opportunity with future landscaping to create a further stunning vantage point and vista. What Three Words for location - [///seabirds.stability.following](https://www.threewords.com/seabirds.stability.following)



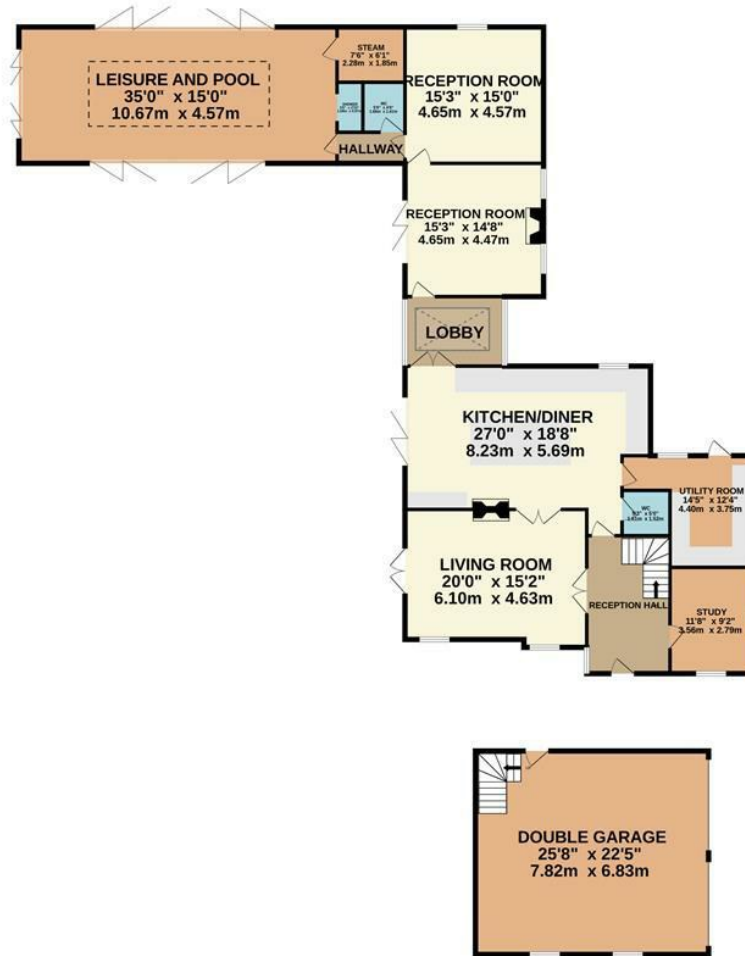


| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>84</b> |
| (69-80) <b>C</b>                            | <b>76</b>                  |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

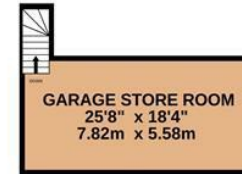




GROUND FLOOR  
2850 sq.ft. (264.8 sq.m.) approx.



1ST FLOOR  
1221 sq.ft. (113.5 sq.m.) approx.



TOTAL FLOOR AREA : 4072 sq.ft. (378.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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