



Wright Marshall  
Estate Agents

CONGLETON ROAD, MARTON, MACCLESFIELD  
SK11 9HF

ASKING PRICE £895,000



A beautifully presented detached farmhouse, offering spacious and inviting accommodation, located in the charming village of Marton, midway between Congleton and Alderley Edge. The property enjoys private south facing gardens, extensive off-road parking and possibility of land available by separate negotiation.

## LOCATION

The small, attractive Cheshire village of Marton is situated on the A34 road 3 miles (5 km) to the north of Congleton.

The Davenport Arms in the village dates back to the eighteenth century and was once part of the Capesthorne Estate. The building started its life as a farmhouse, the farmer starting to brew his own beer as a sideline until eventually it became the village pub.

Marton is home to the oldest oak in the county, which has been estimated by a number of experts to be at least 1,200 years old. The Marton Oak has been measured several times in the last 200 years, the trunk was found to be an incredible 58ft in circumference before it split. It now bears the appearance of being three separate trees, this suggestion can be ruled out because the tree has been found to have just one root system below ground. In autumn the acorns are collected and sold for 10 pence each to the benefit of the local church. The tree is situated at the end of a driveway in Marton, linking with Oak Lane.

The village's most outstanding feature is its fourteenth century timber-framed church, a Grade I listed building. The Church of St James and St Paul was founded in 1343 and attracts visitors and photographers from afar .For those who enjoy outdoor sport Marton Meadows golf course is open all year round and is currently working on refurbishing their club house and are encouraging villagers to use it for any social occasions. There is also Marton Heath trout farm for keen anglers and also photographers where great attention to conservation is evident with trees , hedges and wildflower planting supplementing the natural beauty of the surrounding countryside. There are a number of lovely walks for ramblers and also the picturesque Redesmere Lake just a few minutes away.  
There is the highly reputable La Popote restaurant for fine dining or lunch or even a coffee in the beautiful garden or just for a coffee there is the old Barn Kitchen and coffee house which is great for more casual dining

## ENTRANCE HALLWAY

Accessed through an oak front door with side panels the hallway has a tiled floor, stone fireplace and two reproduction radiators. There is an understairs storage cupboard and further storage area with built in cupboards.



## CLOAKROOM

With a uPVC double glazed window to the front, reproduction style radiator, inset wash hand basin with tiled surface and cupboard beneath, low level WC.

## LOUNGE

With three uPVC double glazed windows, uPVC French doors open out

onto the rear garden, a stone fireplace incorporating a log burning stove, three reproduction style radiators, coved ceiling and ceiling roses, dado rail.



From the hallway an open access leads into:

## KITCHEN

With a uPVC double glazed window to the side, a range of Farrow and Ball painted wall and base units with granite worktops over incorporating stainless steel 1 1/2 bowl sink unit with mixer tap. Space for electric range cooker with filter canopy over, space for upright fridge freezer, laminate flooring , a uPVC double glazed door leads to the outside with uPVC double glazed windows to the side, matching kitchen unit housing oil central heating boiler, space for table and chairs.

Door allows access into the:



## UTILITY ROOM

Fitted with a base and tall unit with worktop over incorporating a stainless steel sink unit with mixer tap, space and plumbing for washing machine ,radiator with thermostat.

## SITTING ROOM

From the hall way a door allows access into the sitting room which has two uPVC double glazed windows to front, coved ceiling, stone feature fireplace incorporating an electric Stannah stove , uPVC double glazed windows to the side and front , two reproduction style radiators.

## STUDY/SNUG

With a uPVC sliding patio door to the rear, original built in cupboards.

## FIRST FLOOR LANDING

With a uPVC double glazed window to the side aspect, radiator with thermostat.

## MASTER BEDROOM

With two uPVC double glazed windows to the front aspect, built in cupboard, door to bedroom 2, and a door allows access into the :



#### BEDROOM 4

With a uPVC double glazed window to the front, door through to Master bedroom

#### BEDROOM 5

With a uPVC double glazed window to the rear, radiator

#### FAMILY BATHROOM

With a uPVC double glazed window to the rear with shutters, a traditional style radiator, imperial wash handbasin with cupboard beneath and a low level WC. Part tiled walls, walk in fully tiled shower cubicle with twin shower heads

#### EXTERNALLY

The property is approached through a double, electrically operated wooden gate allowing access onto a large gravelled driveway offering extensive off road parking, with established borders and lawned garden area which extends to the side of the property. The driveway can also be accessed using a smaller, side pedestrian gate.

To the rear the lawn extends and there is a garden shed, a patio area with a storage covered area where the oil tank is situated.

Option to purchase an addition approx. 5 acres of land by separate negotiation, This is to the side of the property.

#### ENSUITE

Fitted with a free standing bath fitted with a telephone style mixer tap, imperial wash hand basin with cupboard beneath, low level WC, radiator, uPVC double glazed window to the side elevation, walk in fully tiled shower cubicle,



#### BEDROOM 2

With two uPVC double glazed windows to the front, radiator

#### BEDROOM 3

With two uPVC double glazed windows to the front and side , radiator



#### TENURE

We believe the tenure of the property to be Freehold

#### SERVICES

We believe the following services to be connected to the property : electricity, water, mains drainage.

#### VIEWINGS

Strictly by appointment with the agents Knutsford office : Telephone number 01565 621624

#### THINKING OF SELLING

"Thinking of Selling"?

Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation.

Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

#### FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

\*\* Contact one of our sales team today on 01565 621624, pop in to chat further at our friendly Knutsford Office at 1 Princess Street, Knutsford WA16 6BY or email us if this is more convenient initially on; knutsford@wrightmarshall.co.uk, so we can discuss your requirements further \*\*

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Your home may be repossessed if you do not keep up repayments on your mortgage.



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements