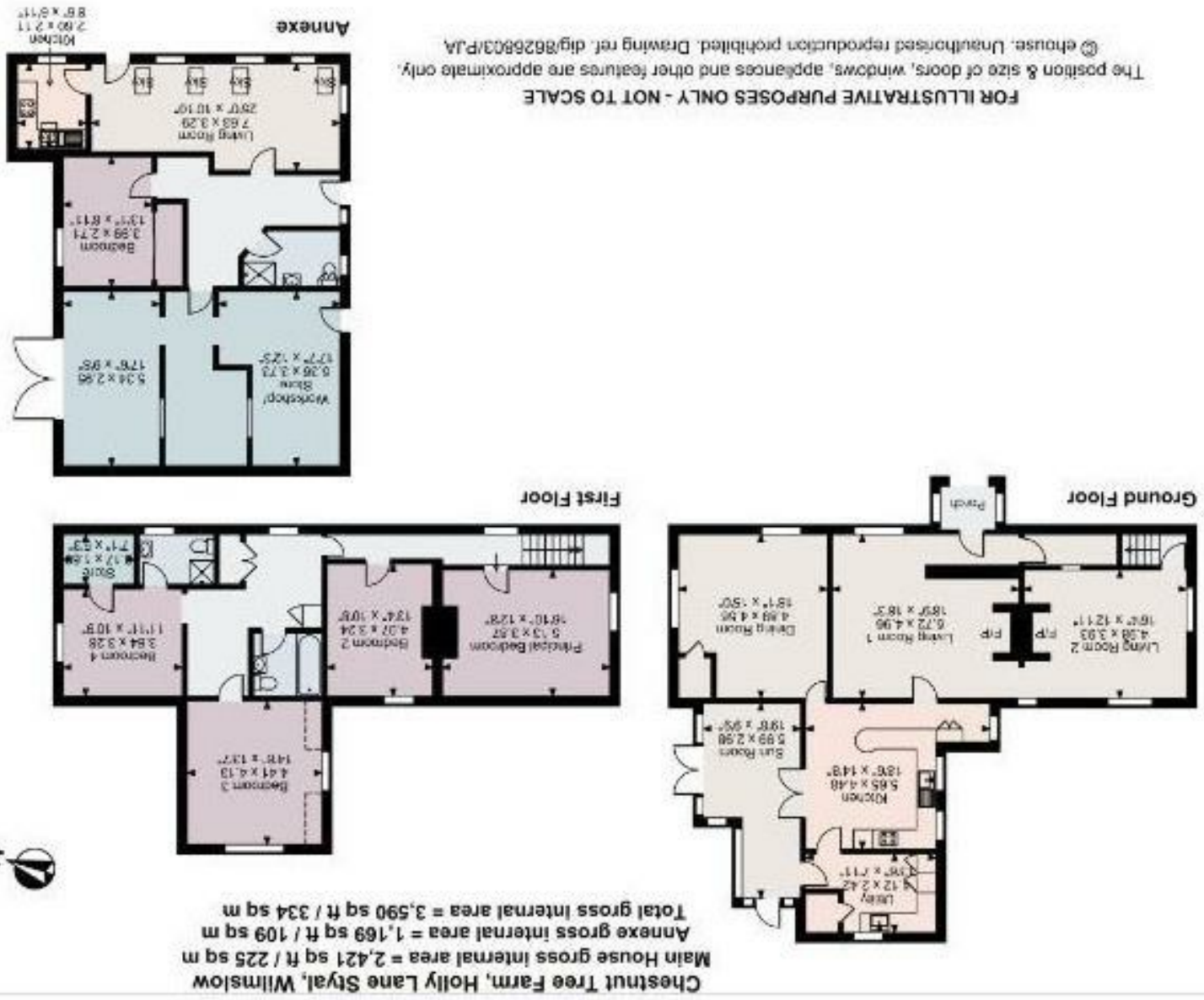


MISREPRESENTATION ACT 1967.
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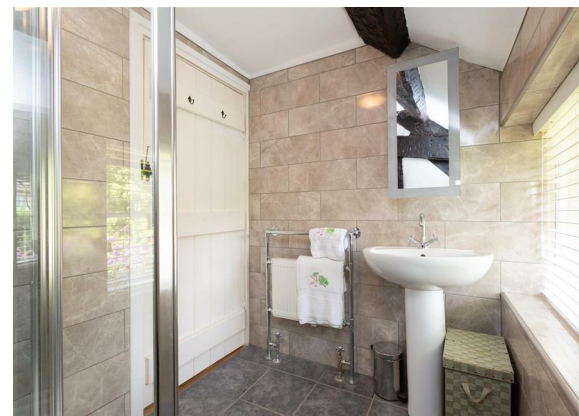


£850,000



**CHESTNUT TREE FARM HOLLY
 LANE
 STYAL
 WILMSLOW
 SK9 4JL**

4 2 4 D
COUNCIL TAX BAND: G



Situated along a quiet country lane on the border of Wilmslow, this beautifully presented 17th century detached residence has been thoughtfully and sympathetically enhanced by the current owners during their stewardship. Rich in character and period charm, the property sits within mature gardens to three sides and is complemented by a substantial, well-appointed annexe offering exceptional versatility, including the potential for guest accommodation or an income generating opportunity.

Accessed via electric gates, the property opens onto a generous driveway providing parking for multiple vehicles. This extends to a further gravelled area, ideal for those requiring secure hardstanding for a motorhome, caravan, or additional vehicles.

The approach to the house is particularly attractive, via a gated York stone pathway flanked by planted borders and lawn, leading to a covered entrance porch and an original oak front door.

Internally, the home immediately showcases its warmth and character. The entrance hallway leads through to a superb principal lounge featuring a striking log-burning stove and bespoke built-in bookcases, creating an inviting yet impressive reception space. There are three additional reception rooms, including a second lounge with dual-aspect windows overlooking the gardens, a separate and generously proportioned formal dining room ideal for entertaining, and a delightful garden room enjoying views across the mature grounds.

The heart of the home is an open plan, country style oak kitchen/breakfast room, complete with an Aga and polished black granite worktops with a breakfast bar, combining traditional craftsmanship with modern practicality. A fully plumbed utility room and a downstairs cloakroom complete the ground floor accommodation.

On the first floor, the stunning 400-year-old beams become even more of a striking feature, with vaulted ceilings providing the perfect backdrop to showcase their character and craftsmanship. The impressive size and scale of the rooms offer a true sense of the strength and beauty that define this exceptional family home.

There are four genuine double bedrooms in total. Three are served by a stylish, modern three piece family bathroom, while the principal bedroom benefits from its own contemporary three piece shower room, as well as a spacious walk in wardrobe.

The accommodation is further enhanced by a highly versatile annexe, a valuable addition that has served a variety of uses over the years and offers exciting scope for further enhancement, subject to individual requirements. Whether utilised for multigenerational living, guest accommodation, home working or leisure, the flexibility on offer is exceptional.

Currently arranged as a beautifully proportioned one bedroom bungalow, the space opens into a welcoming entrance hallway leading to an impressive 25 foot lounge/dining room. Generous glazing overlooking the garden, complemented by four Velux windows, allows natural light to cascade through the room, creating a bright and uplifting living environment.

The annexe also features a contemporary fitted kitchen with a range of quality integrated appliances, a stylish three piece bathroom, and a well appointed principal bedroom complete with fitted wardrobes.

The remaining section of the building is presently configured, according to the current owners' preferences, as a workshop, office, and substantial three quarter-length garage providing excellent storage. However, this area offers tremendous potential and could readily be reimagined to create additional bedrooms or further living accommodation, allowing the annexe to evolve alongside your needs.

Chestnut Tree Farm occupies approximately one-third of an acre and has been beautifully maintained by the current owners. The grounds feature multiple lawned areas, deep planted, established borders, and mature trees and shrubs surrounding the property, creating both privacy and visual appeal.

The aforementioned parking area offers flexibility to suit a variety of needs, whether creating additional garden space for the main house, separating the annexe to provide its own private grounds, or simply retaining the area for extra parking.

This beautifully presented and unique Grade II listed residence offers exceptional versatility, blending period charm with modern practicality and can only be full appreciated through a personal viewing.

The property is offered with NO ONWARD CHAIN and the vendors are able to accommodate a short sale period if required, making it an ideal opportunity for a buyer seeking a prestigious and adaptable family home.