



Bents Farm Macclesfield, Macclesfield Forest, SK11 0AR.  
£550,000

Whittaker & Biggs Est. 1930

# Bents Farm, Macclesfield Forest

A traditional stone farmhouse with a total of 7.36 acres of land and gardens. The property enjoys a very well-screened position and is located within the Peak National Park, being approximately 4.5 miles away from Macclesfield and 7 miles from Buxton. The farmhouse comprises; open porch, entrance, a very impressive 22ft sitting room with vaulted ceiling and exposed beams, lounge with multi-fuel stove, kitchen, study and inner hall with stairs to the upper floor. CCTV cameras and screens are installed at the property. At first floor level there are two double bedrooms and a re-fitted shower room. The property does require some up-dating but offers huge potential for the incoming purchase to put their own stamp on it. There is also a substantial stone outbuilding fronting onto the roadside, which again offers great potential (subject to any planning/building regulation approval). The 6.92 acres of land is undulating upland pasture and is suitable for horses and grazing. A stream provides a good natural water supply to the land. A driveway leads down to the farmhouse from the roadside and there are areas for off road parking. Our clients have informed us that the solar panels were installed circa 2010 and have an original Feed-In Tariff (to be verified by solicitors). The sale of Bents Farm represents a rare opportunity to acquire a characterful property with good acreage, which enjoys a stunning picturesque location. **Please note - the drone photographs used with highlighted boundaries are used to provide a general guide only and we can not verify their absolute accuracy.**



## ACCOMMODATION

### Open Porch

Part glazed.

### Entrance

Tiled floor. Built-in shelving unit. Plumbing for washing machine. Feature internal stained glass window. Double glazed window.

### Ground Floor W.C

Push button w.c. Radiator.

### Lounge 13' 5" x 11' 11" (4.1m x 3.62m)

Double glazed windows to side and rear. Multi-fuel stove on stone hearth. A through lift is located within the corner of this room providing access up to bedroom one and will be left in situ.

### Inner Hall

Double glazed window to rear. Stairs to first floor.

### Study 7' 3" x 6' 11" (2.21m x 2.12m)

Tiled floor. Double glazed window to front. Built-in overhead cupboards. Electric radiator. Please note this room has unplastered walls. CCTV screens.

### Sitting Room 22' 3" x 13' 5" (6.79m x 4.09m)

A stunning large entertaining space with a 3.8m vaulted ceiling in part and exposed beams. Double glazed windows to front and side. Pitch pine floor. Loft space over part of the room with double wooden latch doors.

### Kitchen 10' 6" x 7' 3" (3.19m x 2.2m)

Kitchen units with worktops. Sink unit. Double glazed window to front elevation.

### Landing

### Bedroom One 13' 11" maximum into wardrobes reducing to 10' 10" x 12' 0" (4.25m reducing to 3.33m x 3.67m)

Double glazed window to rear. Fitted wardrobes with cupboards over. Lift.

### Bedroom Two 14' 0" x 10' 10" into wardrobes reducing to 7' 8" (4.26m x 3.30m reducing to 2.33m)

Double glazed window to rear. Fitted wardrobes.

### Shower Room 9' 6" x 7' 0" (2.89m x 2.13m)

Walk-in shower with folding side screen and electric shower. Vanity sink unit. Electric towel radiator. Double glazed window to front. Push button w.c. Built-in cupboard housing hot water cylinder.

### Garden

There is a well-screened garden area with stone walling, a flagged patio area and a lean-to greenhouse.

### Land

The total area surrounding Bents Farm is 7.36 acres. This is made up of 0.44 acres of house and grounds and 6.92 acres of land being undulating upland pasture land, which is suitable for grazing. There are various streams that provide a good natural water supply to both the land and house. The land has good boundaries, being either fenced, hedged, or dry-stone walled. There are there are no public or private rights of way crossing the property.

### Stone Outbuilding 26' 3" x 11' 9" (8m x 3.59m) overall measurements

Of stone construction and divided into two sections including a workshop and garage.

### Stone Shed 9' 4" x 6' 1" (2.85m x 1.85m)

Stone built with stone tiled roof.

### Services

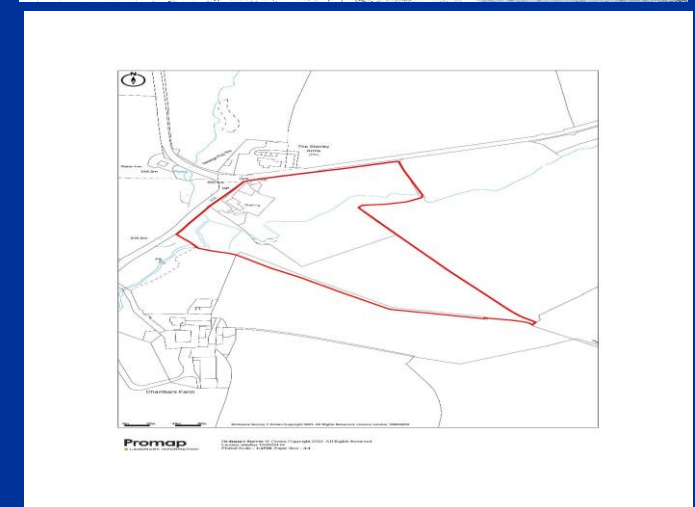
Natural water supply. Septic tank. Mains electrics. Solar panels (installed circa 2010 and have an original feed-in tariff (to be confirmed by solicitors).

Note:

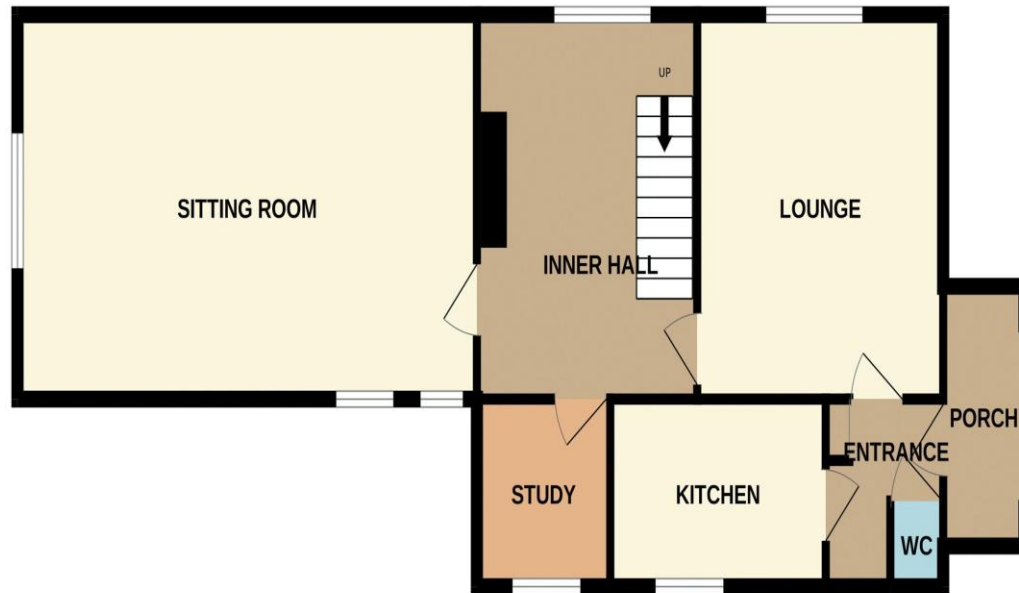
Council Tax Band: E

EPC Rating: G

Tenure: Freehold



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Directions

From our office turn left opposite the train station. At the traffic lights go under the railway bridge proceed straight through onto Buxton Road and up to Walker Barn. Continue along the A537. At the signpost for Wildboarclough turn right onto Ankers Lane. As the road bends round to the left, the property is opposite on the corner of Clough Road - look out for the red phone box in front of the stone outbuilding.

**IMPORTANT:** Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

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