



Clifton Road, Prestwich, M25 3JT

£1,500,000

AN IMPRESSIVE COUNTRY HOME SET WITHIN 26 ACRES OF LAND

Discreetly positioned within 26 acres of rolling pasture and mature woodland, and just a short walk from the vibrant heart of Prestwich, this remarkable country home offers a rare blend of rural seclusion, equestrian excellence and exciting future potential. Its scale, proximity to Prestwich centre and Manchester, and extensive existing infrastructure create an opportunity seldom found in Greater Manchester, equally suited to private residential living, serious equestrian use or considered development (subject to planning).

Approached via a sweeping private driveway, the property immediately conveys a sense of arrival. The detached farmhouse blends timeless country character with refined modern comfort, its original features and warm aesthetic harmonising beautifully with the surrounding landscape. Immaculately presented throughout, the home offers three generous bedrooms and three stylish bathrooms. At the heart of the home lies an inviting country kitchen, thoughtfully designed with quality cabinetry, premium appliances and ample space for dining and entertaining. Two spacious living areas provide versatility, one a cosy, intimate retreat, the other a larger reception room ideal for hosting family and guests.

Externally, the estate is exceptional. Designed with equestrian use at its core, the facilities include approximately twenty well-maintained stables, a dedicated tack room, workshop and extensive off-road parking. A professionally arranged arena provides excellent schooling conditions, while expansive grazing fields support year-round turnout. Woodland areas enhance privacy and create a peaceful natural setting, with scenic walks and riding routes directly from the doorstep.

The land and layout also present compelling development potential. With its enviable location and excellent transport links, this home offers scope for additional residential dwellings & equestrian business expansion.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 83 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 61 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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- Impressive Detached Property
- Abundance of Living Space
- Ample Off Road Parking
- EPC Rating D
- Approximately 26 Acres of Land
- Stunning Woodland Surroundings
- Tenure Freehold
- Three Double Bedrooms and Three Bathrooms
- Twenty Stables, Tack Room and Workshop
- Council Tax Band G

Ground Floor

Entrance Hall

8'9 x 4'8 (2.67m x 1.42m)

Hardwood single glazed stained glass front door, hardwood double glazed window, tiled flooring, fitted storage and door to reception room one.

Reception Room One

16'11 x 13'11 (5.16m x 4.24m)

Hardwood double glazed sash window, original Victorian single glazed sash window, two central heating radiators, ceiling rose, cornice coving, picture rail, cast iron multifuel burner with original Victorian slate surround, slate hearth, solid wood flooring and door to reception room two.

Reception Room Two

16'11 x 9'10 (5.16m x 3.00m)

Hardwood double glazed sash window, central heating radiator, ceiling rose, picture rail, cast iron open fire with wooden mantel, tiled flooring, door to kitchen and door to stairs to first floor with door to study.

Kitchen

19'11 x 15'1 (6.07m x 4.60m)

Two hardwood double glazed sash windows, two central heating radiators, range of panelled base units with granite work surfaces, Rangemaster cooker with five ring gas hob, tiled splashback, ceramic double sink with mixer tap, integrated dishwasher, space for fridge freezer, spotlights, tiled flooring, doors to laundry room, pantry and double doors to rear.

Pantry

8'10 x 5'7 (2.69m x 1.70m)

Hardwood single glazed window, fitted shelving and tiled flooring.

Laundry Room

5'7 x 4'1 (1.70m x 1.24m)

Plumbing for washing machine, space for dryer, tiled flooring and door to WC.

WC

5'7 x 2'7 (1.70m x 0.79m)

Hardwood single glazed frosted window, central heated towel rail, low basin WC, corner wall mounted wash basin with traditional taps and tiled flooring.

Study

7'11 x 5'11 (2.41m x 1.80m)

Hardwood single glazed frosted window with secondary glazing, part wood panelled elevation and solid wood flooring.

First Floor

Landing

Hardwood double glazed window, picture rail, exposed beams, central heating radiator, doors leading to three bedrooms, bathroom and storage.

Bedroom One

17'0 x 13'11 (5.18m x 4.24m)

Two hardwood single glazed sash windows, central heating radiator, ceiling rose, ceiling fan, picture rail, cast iron decorative fireplace, fitted wardrobes and open arch to en suite.

En Suite

7'3 x 3'5 (2.21m x 1.04m)

Vanity top wash basin with mixer tap, walk-in electric feed shower, partially tiled elevations, part PVC panelled elevations and wood effect flooring.

Bedroom Two

14'3 x 10'8 (4.34m x 3.25m)

Two hardwood double glazed sash windows, two central heating radiators, vaulted ceiling, exposed beams, doors to walk-in wardrobe and en suite.

Walk-in Wardrobe

6'5 x 4'11 (1.96m x 1.50m)

Solid wood flooring.

En Suite

6'5 x 5'4 (1.96m x 1.63m)

Hardwood double glazed sash window, central heating radiator, low basin WC, wall mounted wash basin with traditional taps, corner electric feed shower, extractor fan, partially tiled elevations and solid wood flooring.

Bedroom Three

13'1 x 9'11 (3.99m x 3.02m)

Hardwood single glazed sash window, central heating radiator, ceiling rose, picture rail, fitted wardrobes and cast iron fireplace.

Bathroom

9'6 x 8'6 (2.90m x 2.59m)

Hardwood single glazed sash window, central heating radiator, high basin WC, Heritage wash basin and stand with traditional taps, rolltop ball and clawfoot slipper bath with mixer tap and rinse head, picture rail and solid wood flooring.

External

A sweeping 26-acre estate within Manchester's ring road, this property offers a rare blend of rural freedom and urban convenience. Its expansive grounds are perfectly tailored for families with a passion for equestrian living, featuring 20 well-appointed stables, each paired with its own tack room and offering a variety of sizes to suit different needs.

Beyond the stables, the exterior includes an impressive workshop with mezzanine storage, a dressing room and WC, complemented by multiple additional storage units, sheds and containers that support both everyday use and larger-scale pursuits. Secure gated access and extensive parking ensure privacy, practicality and ease of access for numerous vehicles.

Together, the land, facilities and layout create a versatile and highly desirable setting—ideal for equestrian enthusiasts or anyone seeking a substantial, self-contained countryside retreat within easy reach of the city.

