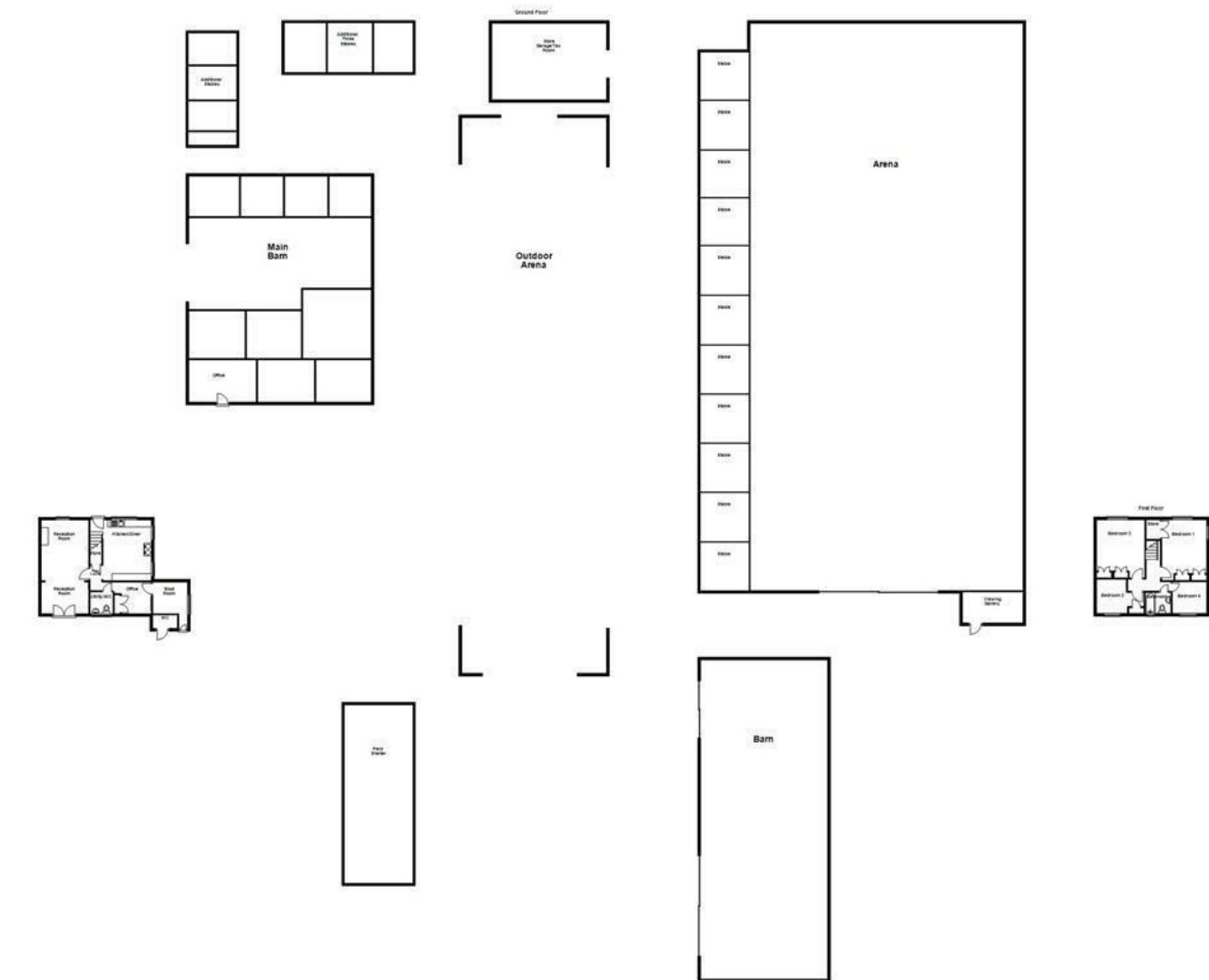




Windlehurst Road, Stockport, SK6 8AQ

Offers Over £1,250,000

THE PERFECT DEVELOPMENT OR EQUESTRIAN INVESTMENT

Nestled on Windlehurst Road in the charming village of High Lane, Stockport, this remarkable farmhouse presents an exceptional opportunity for both equestrian enthusiasts and savvy developers. Spanning approximately 8.75 acres, the property boasts an impressive array of facilities, making it an ideal setting for horse lovers or those seeking to create a bespoke development.

The property features a substantial 133ft indoor arena and a 129ft outdoor arena, complemented by a spacious 74ft barn, providing ample space for equestrian activities. The stunning grazing fields surrounding the farmhouse enhance the appeal, offering a picturesque backdrop for both leisure and investment. With the capacity for up to thirty stables, this property is truly a haven for horses and their owners.

The farmhouse itself is rich in character, showcasing original features that add to its charm. It comprises four generously sized bedrooms, providing comfortable living space for families or guests. The private access to the property further enhances its desirability, making it a perfect retreat from the hustle and bustle of everyday life.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	15	
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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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 4  1  2  G

- An Outstanding Farm House With Approximately 8.75 Acres Of Land
- Perfect Equestrian Or Development Opportunity
- Off Road Parking
- Tenure Freehold
- Four Bedroom Traditional Farmhouse
- Rural Location With Grazing Fields
- EPC Rating G

Ground Floor

Entrance

Hardwood single glazed double doors to the reception room.

Reception Room One

11'8 x 8'10 (3.56m x 2.69m)

Hardwood single glazed windows, central heating radiator, exposed beams, picture rail, open to the second reception room.

Reception Room Two

14'3 x 11'2 (4.34m x 3.40m)

Hardwood double glazed window, central heating radiator, exposed beams, ceiling rose, picture rail, cast iron open coal gas fire with oak hearth and surround, inset shelving, integrated storage, stone flag flooring, door to the inner hallway.

Inner Hallway

6'11x 4'11 (2.11mx 1.50m)

Hardwood single glazed frosted window, stone flag flooring, door to the utility room/WC, open to the office and kitchen diner.

Kitchen Diner

13'8 x 13'6 (4.17m x 4.11m)

Three hardwood double glazed windows, a range of panelled wall and base units, laminate surface, stainless steel sink and drainer with mixer tap, four door Rayburn stove with two hot plates, space for fridge and dishwasher, under stairs storage cupboard, stone flag flooring, stairs to the first floor, hardwood single glazed door to the rear.

Utility Room/WC

5'5 x 5 (1.65m x 1.52m)

Hardwood single glazed frosted window, low basin WC, wall mounted wash basin with traditional taps, plumbing for washing machine and dryer, stone flag flooring.

Office

8'8 x 7'11 (2.64m x 2.41m)

Hardwood single glazed window, central heating radiator, integrated storage, tiled flooring, hardwood single glazed stable door to the boot room.

Boot Room

10'11 x 8'10 (3.33m x 2.69m)

UPVC double glazed window, hardwood single glazed door to the front.

First Floor

Landing

14'2 x 8'4 (4.32m x 2.54m)

Central heating radiator, dado rail, loft access, hardwood flooring, doors to four bedrooms and a bathroom.

Bedroom One

14'2 x 10'3 (4.32m x 3.12m)

Two hardwood double glazed windows, central heating radiator, fitted wardrobe and shelving, over staircase storage cupboard, exposed beams, ceiling fan, hardwood flooring.

Bedroom Two

13'7 x 11'2 (4.14m x 3.40m)

Hardwood double glazed window, central heating radiator, fitted wardrobes, shelving and dressing table, hardwood flooring.

Bedroom Three

11'2 x 8'10 (3.40m x 2.69m)

Hardwood double glazed window, central heating radiator, fitted storage and wardrobes, hardwood flooring.

Bedroom Four

8'9 x 8'1 (2.67m x 2.46m)

Hardwood double glazed window, central heating radiator.

Bathroom

5'9 x 5'1 (1.75m x 1.55m)

Hardwood double glazed frosted window, central heating radiator, a three piece suite comprising of a low basin WC, pedestal wash basin with traditional taps, panelled bath with traditional taps, tiled elevations, hardwood flooring.

External

Approximately 8.4 acres of land, grazing fields, external arena, indoor arena, store spaces, barn, gated off road parking, laid to lawn gardens, external office, livery yard.

Barn

74'3 x 29'11 (22.63m x 9.12m)

Indoor Arena

133'3 x 64'4 (40.61m x 19.61m)

Viewing Gallery

14'2 x 7'5 (4.32m x 2.26m)

- With Generously Sized Barn, Indoor And Outdoor Arena, Apx. 25 Stables
- Well Maintained
- Council Tax Band E

Livery Block

11 Stables (11'4 x 11'2)

Storage Garage/Tac Room

26'11 x 18'1 (8.20m x 5.51m)

Outdoor Arena

129'3 x 32'1 (39.40m x 9.78m)

Additional Three Stables

30 x 11'5 (9.14m x 3.48m)

Additional Stables With Tac Room

26'2 x 11'6 (7.98m x 3.51m)

Main Barn

46 x 42'11 (14.02m x 13.08m)

With seven stables.

Office

46 x 42'11 (14.02m x 13.08m)

Two hardwood windows, storage, split in to sections for additional storage.

WC

5'11 x 3'2 (1.80m x 0.97m)

Dual Flush WC.



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