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DALE END FARM

WILMSLOW ROAD, MOTTRAM ST ANDREW

JACKSON-STOPS 

**DALE END FARM
WILMSLOW ROAD, MOTTRAM ST ANDREW**

A FANTASTIC BUILDING PLOT WITHIN
MOTTRAM ST ANDREW WITH PERMISSION
TO BUILD A FIVE BEDROOM HOUSE, WITH
DETACHED LEISURE SUITE (IN ALL
10,280 SQ FT), SET IN JUST OVER 3 ACRES

View



**PROPOSED ACCOMMODATION
IN BRIEF**

In all 10,280 sq ft (955 sq m) gross internal floor area

The House

- Approximately 6,673 sq ft (620 sq m)
- Galleried entrance hall
- Two WCs, cloakroom and boot room
- Open-plan breakfast kitchen and family room
- Back kitchen, utility and comms rooms
- Three reception rooms
- Games room
- Media room
- Study
- Five bedrooms (three en suite, master with his and hers dressing rooms)
- Family bathroom
- Linen, laundry and store rooms

Detached Leisure Suite

- Approximately 1,991 sq ft (185 sq m)
- Indoor swimming pool
- Spa/Jacuzzi
- Juice bar
- Changing room
- Steam and sauna rooms
- Wet room
- Gym
- Store rooms

Outside

- Double garage with workshop and plant room (1,614 sq ft / 150 sq m)
- Gardens and grounds to just over 3 acres

DESCRIPTION

Dale End Farm presents a unique opportunity to construct your dream house. Planning permission was granted recently, application number 18/4826M, for a substantial 10,280 sq ft house, constructed over two floors. The extensive accommodation has been architect-designed with much flair and imagination, with the modern family very much in mind.

The ground floor accommodation radiates out from a central galleried entrance hall, with the principal rooms comprising of three large reception rooms, study, breakfast kitchen open-plan to the family room, and a games and media room. The drawing room, games room, dining room, family room and snug all enjoy large picture windows towards the rear gardens. The first floor has five good-sized bedrooms, with a huge master suite with en suite bathroom and his and hers dressing rooms, with the main bedroom enjoying views of the rear garden. Two further bedrooms have en suites, with bedrooms four and five served by the family bathroom.

An expansive leisure suite sits in the rear garden with a large indoor pool, gym, steam and sauna rooms, with changing room and wet room.

There is a two car garage with workshop and plant room behind.

GARDENS AND GROUNDS

A long drive will lead to the front garden, with an ample parking and turning area, with the gardens wrapping round the house to both sides. The majority of the gardens lie to the rear, westerly elevation, with mature specimen trees and stunning views.

LOCATION

Dale End Farm is situated in the charming village of Mottram St Andrew, on the outskirts of Prestbury village. Prestbury is renowned for its range of upmarket shops, eateries and schools, together with a train station, enabling easy access to Manchester and London.

Alderley Edge 3 ½ miles • Wilmslow 4 miles
Manchester airport 8 ½ miles • Knutsford 10 miles
M6 (J19) 13 miles • Manchester 15 ½ miles
(distances approximate)

DIRECTIONS (POSTCODE: SK10 4AX)

From central Wilmslow take the A538, passing Wilmslow Railway Station on your left. At the mini-roundabout take the third exit onto Hough Lane. At the next roundabout take the first exit, continuing on the A538. Proceed for about half a mile, taking the first exit off the next roundabout, still on the A538. Continue over one further roundabout and Dale End Farm is found after approximately 2 ½ miles.

PROPERTY INFORMATION

Local Authority & Council Tax: Cheshire East Council.
Telephone: 0300 123 5500.

Council tax to be assessed.



DALE END FARM WILMSLOW ROAD, MOTTRAM ST ANDREW

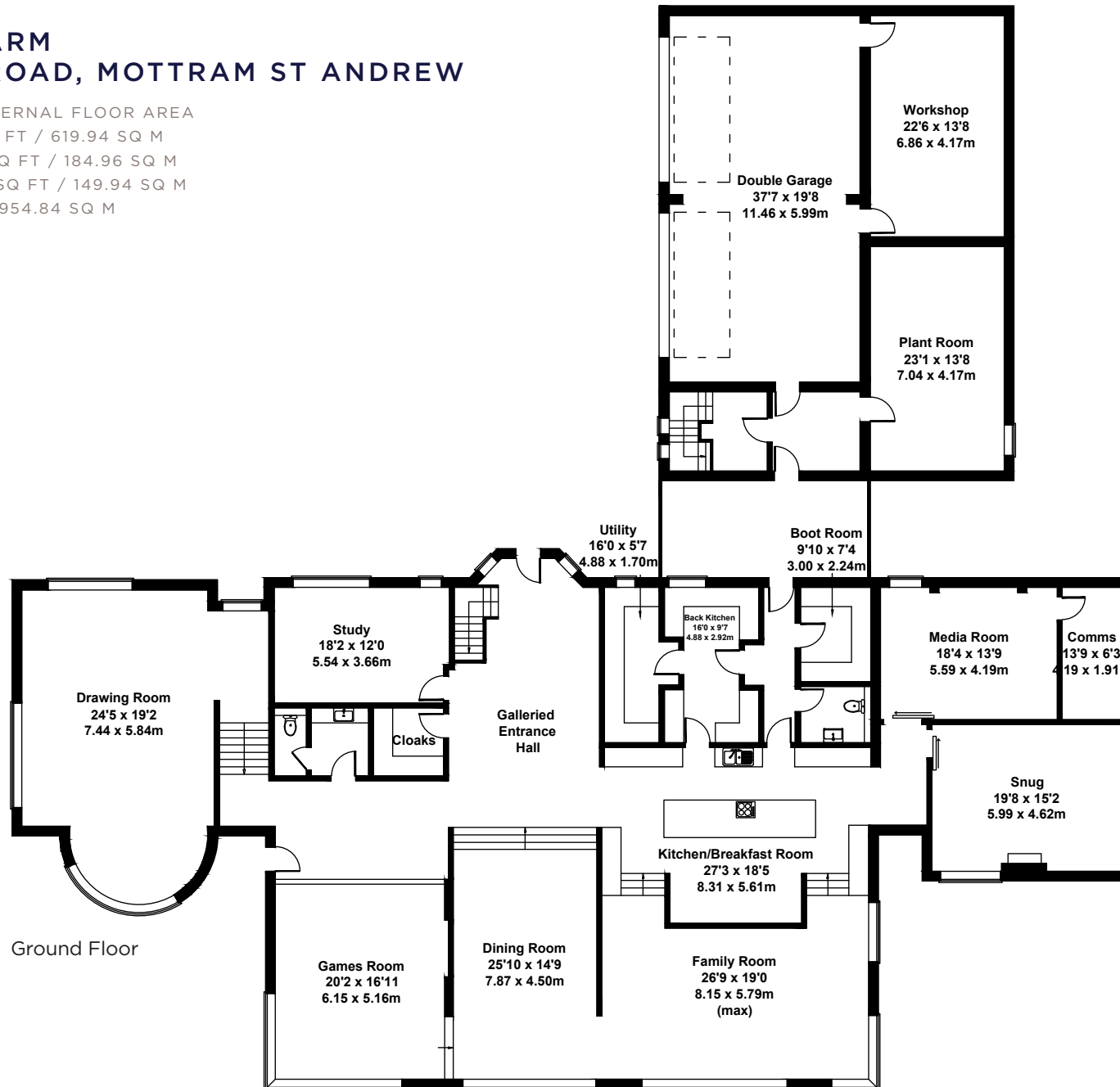
PROPOSED GROSS INTERNAL FLOOR AREA

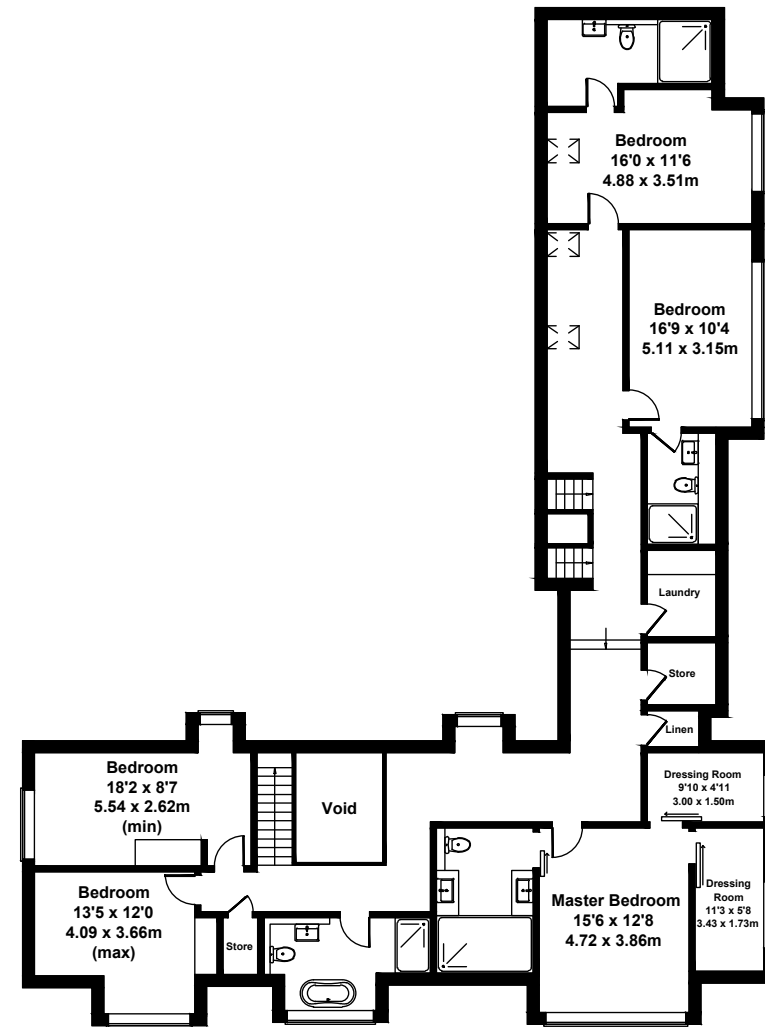
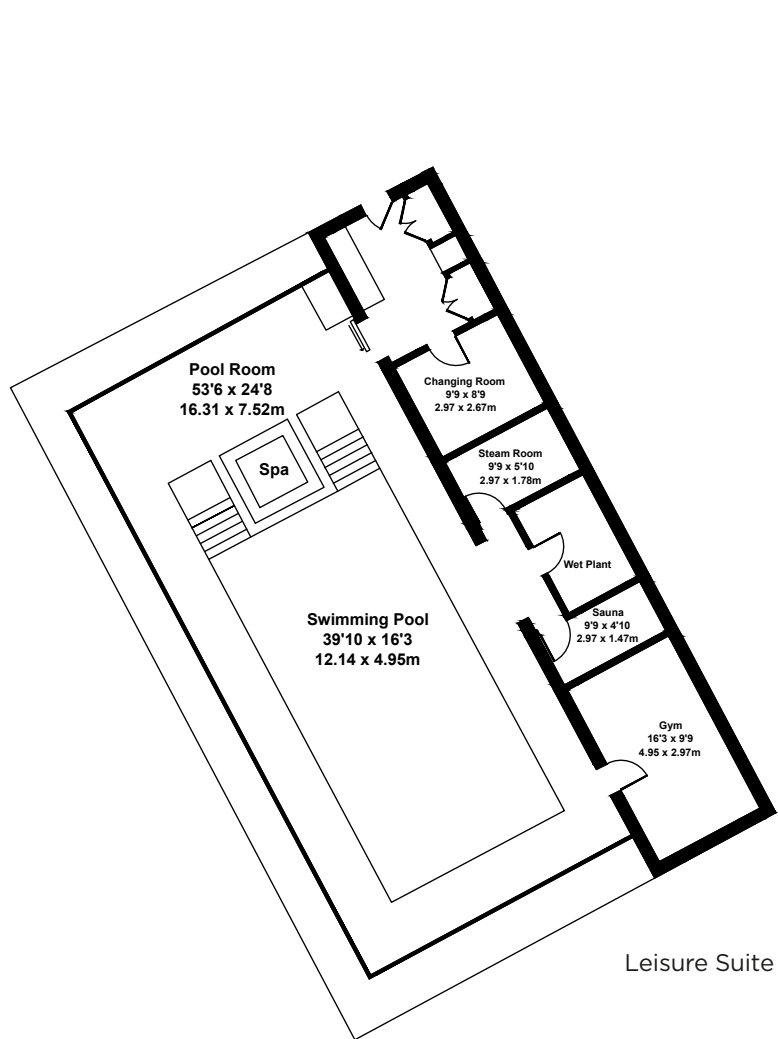
MAIN HOUSE: 6673 SQ FT / 619.94 SQ M

LEISURE SUITE: 1991 SQ FT / 184.96 SQ M

GARAGE BLOCK: 1614 SQ FT / 149.94 SQ M

TOTAL: 10278 SQ FT / 954.84 SQ M





First Floor

Sketch plan for illustrative purposes only. All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Important notice 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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