

Old School House, Wilmslow Road, Mottram St. Andrew, SK10 4QT

**MICHAEL J
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independent estate agents



www.michaeljchapman.co.uk

For Sale by informal tender, best bids in writing by 12noon on Thursday 19th June 2014.

A rare opportunity to acquire a period detached house situated in approximately 1acre (0.404ha) of grounds. The property is in need of full modernisation and updating and could be extended subject to the necessary planning consent to return the property to its former glory.

Old School House was originally a seventeenth century one up one down chicken farm to the old hall, it developed from an over grown refuge for vagabonds who slept in the grounds and lived off the fish from the trout pool to a penny a week parish school. During the war it became a home guard headquarters and in 1947 was the home of the local district nurse. In August 1962 the property was a feature of a Cheshire Life article where it was owned by a Mr & Mrs Pollet, who sold it in 1966. Old School House is now available for sale for the first time in 48 years and as previously mentioned is a fantastic opportunity to bring the property back to its former glory.

The accommodation in brief currently comprises of: Porch, entrance hall, drawing room, dining room, family room, kitchen, study, utility room and rear porch to the ground floor. On the first floor, there is a large landing with walk in dressing area, three double bedrooms, a bathroom and separate wc.

Externally as previously mentioned, the property is set in approximately 1 acre of grounds, that could be cut back to create a wonderful garden and a back drop for the property.

Ground Floor

Porch

Entrance Hall: 22' 10" x 11' 1" (6.95m x 3.37m) Ceiling and wall beams, window to front, oak sweeping staircase to first floor, doors off to:

Cloakroom: Window to front, low level wc, pedestal wash hand basin.

Drawing Room: 30' 9" x 14' 5" (9.38m x 4.40m) French doors to front windows to side and rear, stone fireplace, ceiling rose and ceiling cornice, wall lights. Raised dais which formerly held Grand Piano.

Dining Room: 14' 4" x 9' 11" (4.36m x 3.01m) Window to front, ceiling beams, wall beams, stone fireplace, wall lights, door to kitchen, door to:

Family Room: 14' 7" x 11' 3" (4.45m x 3.42m) Windows to front and side, ceiling rose.

Kitchen: 13' 11" x 11' 7" (4.24m x 3.54m) Window to rear, inglenook fireplace, exposed beams,

tilled floor, doors to under stairs cupboard.

Inner Hall

Tiled floor doors off to:

Utility Room: L shaped 11' 9" x 11' 10" narrowing to 7'6" (3.59m x 3.60m narrowing to 2.03m) Door to side, exposed beam, electric meter, plumbing for washing machine.

Study: 11' 4" x 5' 10" (3.45m x 1.77m) Window to rear, exposed ceiling beam.

Rear Porch: 4' 4" x 7' 4" (1.32m x 2.23m) Window to side, exposed beams, door to rear.

Second Floor

Galleried Landing: Window to rear, exposed ceiling beams, Walk -in airing cupboard. Latched pine doors off to:

Landing Dressing Room: 10' 7" x 4' 11" (3.22m x 1.50m) Built in wardrobes with hanging rail and sliding door.

Master Bedroom: 17' 8" x 14' 2" (5.39m x 4.32m) Windows to front and side, exposed brick fireplace with tiled surround.

Bedroom 2: 15' 9" x 14' 6" (4.80m x 4.41m) Windows to front and rear, exposed beam, vaulted ceiling.

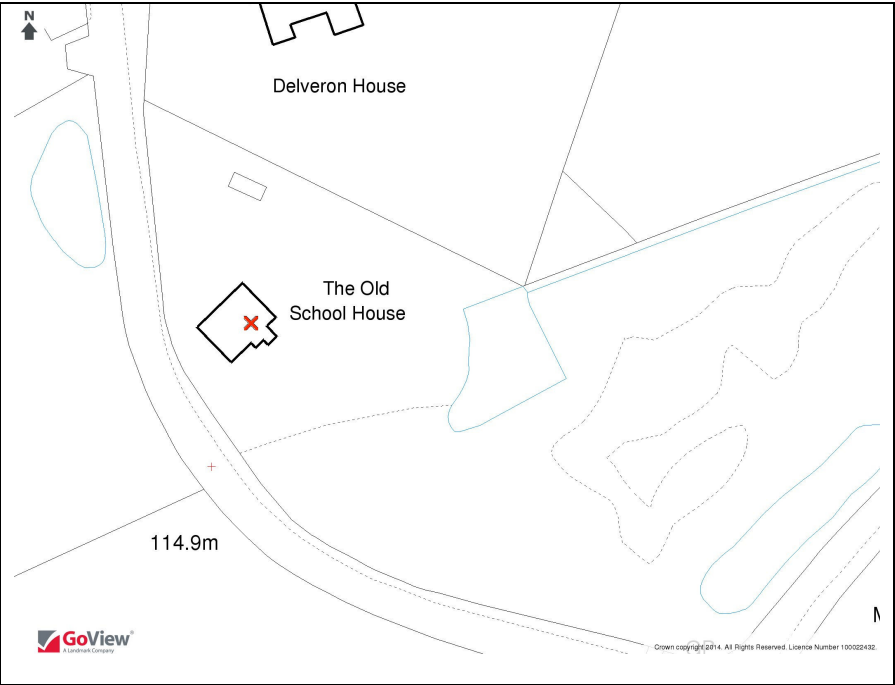
Bedroom 3: 14' 2" x 10' 7" (4.31m x 3.22m) Window to front, exposed beams, brick built fireplace and wall beams.

Bathroom: 11' 3" x 10' 4" (3.42m x 3.15m) Window to rear, panelled bath with shower over, pedestal wash hand basin, tiled splash backs.

Separate wc: 7' 1" x 6' 5" (2.17m x 1.95m) Window to front, low level wc.

Location: Equidistant from the villages of Prestbury and Alderley Edge and the towns of Wilmslow and Macclesfield. The area is well served by golf courses, leisure facilities and being only a short drive from the Peak National Park, outdoor pursuits. Good quality local shopping in Wilmslow and Alderley Edge is augmented by Marks and Spencer at Handforth Dean and John Lewis at Cheadle. Local schools have an excellent reputation and there are superb private schools in Macclesfield, Alderley Edge, Cheadle Hulme, Stockport and Manchester. Transport links to the surrounding commercial centres are close by via the A34, M56 and M6, the railway stations in Wilmslow and Macclesfield place London Euston less than 2 hours away and Manchester International Airport is a 20 minute drive away.

Directions: From the centre of Alderley Edge proceed out of the village on the main London Road in a southerly direction. Almost immediately opposite the NatWest Bank turn left into Chapel Road. Continue along Chapel Road towards Mottram village which becomes Mottram Road, Proceed through the village which becomes Priest Lane, past the primary school on the left hand side and up the hill to the T junction. Turn left onto Wilmslow Road and after approximately 200 meters the entrance to school house cottage will be found on the right hand side.



Energy Performance Certificate



Old School House, Wilmslow Road, Mottram St. Andrew, MACCLESFIELD, SK10 4QT
Dwelling type: Detached house **Reference number:** 0440-2821-6442-9024-7571
Date of assessment: 29 April 2014 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 29 April 2014 **Total floor area:** 238 m²

Use this document to:

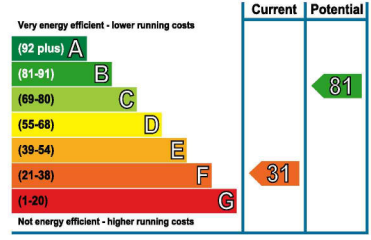
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 12,645
Over 3 years you could save	£ 8,151

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 516 over 3 years	£ 282 over 3 years	
Heating	£ 11,196 over 3 years	£ 3,780 over 3 years	
Hot Water	£ 933 over 3 years	£ 432 over 3 years	
Totals	£ 12,645	£ 4,494	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



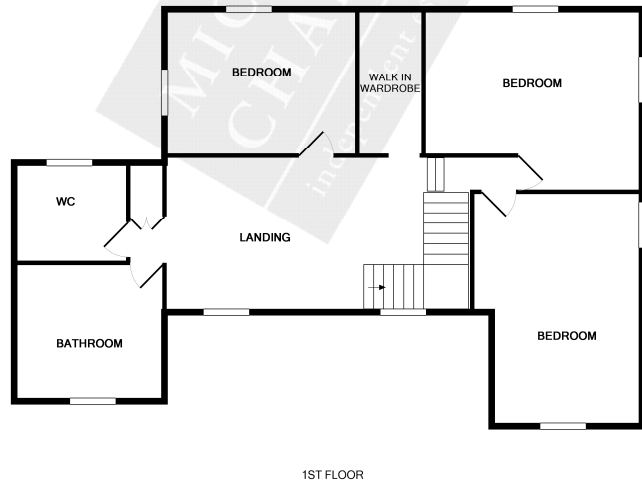
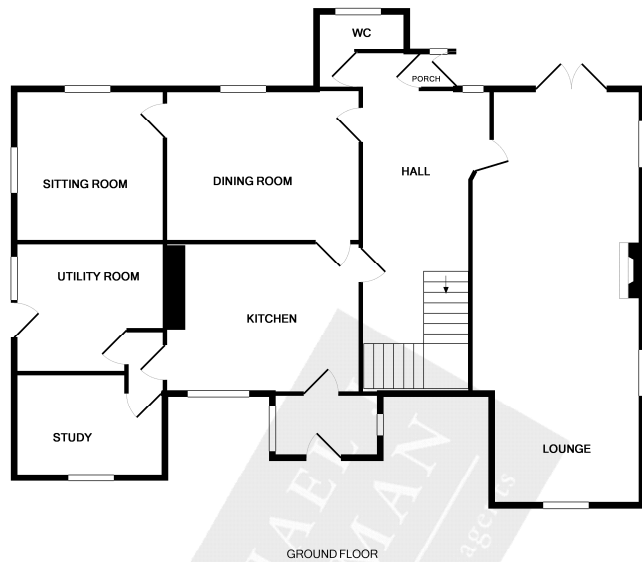
The graph shows the current energy efficiency of your home.
 The higher the rating the lower your fuel bills are likely to be.
 The potential rating shows the effect of undertaking the recommendations on page 3.
 The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

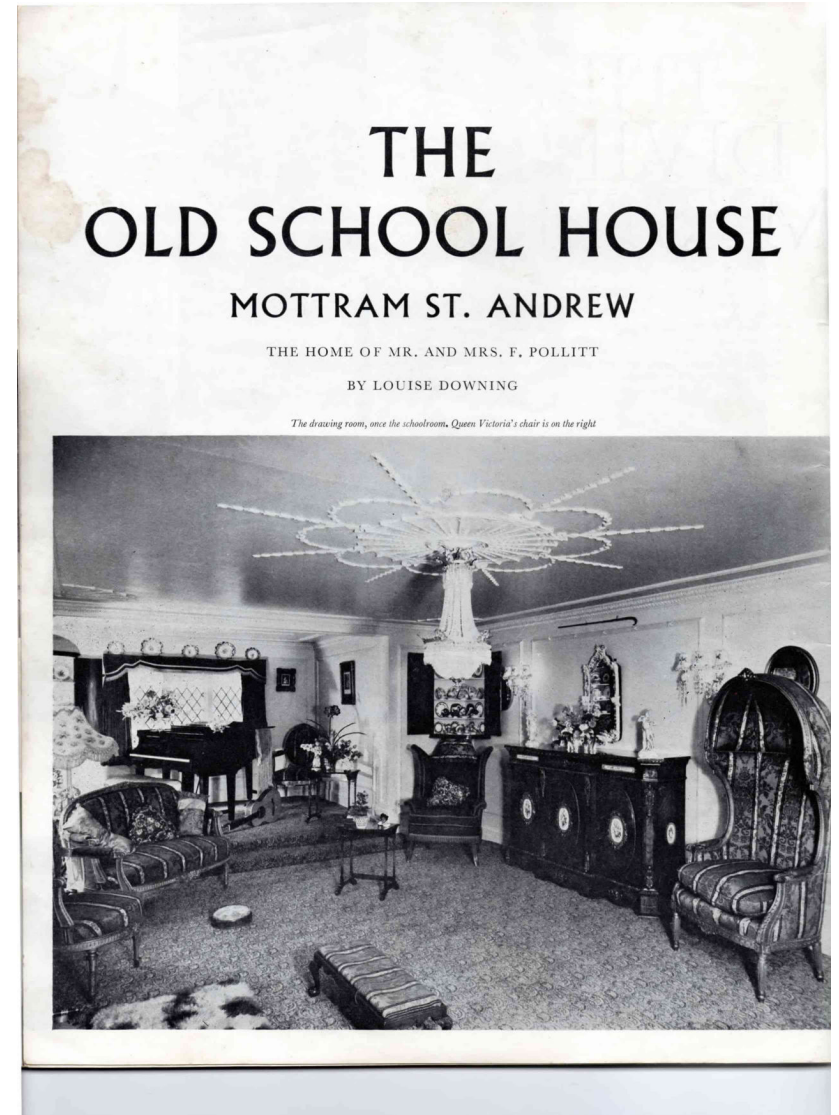
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 3,819	✓
2 Floor insulation	£800 - £1,200	£ 732	✓
3 Draught proofing	£80 - £120	£ 372	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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All measurements are approximate

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PHOTOGRAPHY BY
ARTHUR TAYLOR

The front of the Old School House, approached from the garden

Mr. and Mrs. Pollitt at the door of their gipsy caravan, Esmeralda



Looking from the hall through a gated archway into the dining room

THE OLD SCHOOL HOUSE

continued from page 35

"The minute you walk through the door, you know whose house this is!"

Many of the most unusual pieces are gathered in the drawing room, which extends along the whole width of the house, french-windowed onto tree-sheltered lawns where Esmeralda has come to rest. Esmeralda is a brightly painted gipsy caravan in which Mr. and Mrs. Pollitt have often trundled the lanes of Cheshire, motivated by their now defunct one-horse-power, Trigger.

The grand piano, raised on the dais at one end of the drawing room occupies a commanding position where the Home Guard once had their Quartermaster's Stores. The duck-egg blue walls make a perfect background for an exquisite collection of china which includes a pair of fine Dresden mirrors and an extensive collection of pomade lids. On one wall, next to a superb Louis XV commode, decorated with oval panels of Sevres, is an impressive hooded chair, said to have been the one in which Queen Victoria sat when she opened the Manchester Ship Canal. "It has an extraordinary effect on even the liveliest guests," says Mrs. Pollitt, "they all go to sleep in it!"

In contrast to the drawing room the hall is furnished with shining oak, copper and brass, and hung with a series of "Cries of London", fine Bartolozzi prints and paintings of the house and garden by Charles Travis and Wilmslow artist, Wallace Arden. In the angle of the stairs is a fine Cromwellian corner cupboard and hanging from one of the beams, an original Davy lamp, which would be one of the first objects to meet the eye of any visitor using the front door. In fact, however, it is the back of the house that is more often used, leading straight from the drive to the beamed kitchen, once the farm living room and now enlivened by awnings of red and white stripes which offer a cheerful invitation to explore further.

The dining room, leading from the kitchen, is almost a room in miniature, compared with the rest of the house, and it is not until you sit down that you realise that the furniture is, in fact, of adult proportions, so insistent is the elfin impression given by the pale green walls and exactly matching frilled curtains. The fragility of the room is emphasised by graceful Hepplewhite chairs and a charming little sofa table, reflecting the gleaming silver almost as clearly as the Chippendale mirror above it. Mrs. Pollitt waited fifteen years for exactly the right, small Hepplewhite table to fit into her tiny room which was, incredibly, the original scullery.

Many houses tend to become functionally unimaginative beyond the living rooms, but here the interest is sustained throughout the whole house. On the wide landing is a magnificent Austrian cupboard of inlaid walnut inset with ivory, whose doors are perfectly balanced on dowels with not so much as a single screw to mar its craftsmanship, and in the main bedroom the black beams contrast strongly with the pale eau-de-nil and white of the candlewick bedspreads and matching curtains. A pair of unusual plaster mirrors flank the window and the dressing table is an 18th-century sofa table "gimmicked up with a bit of fringe". Mrs. Pollitt is capable of breaking every rule in an antique dealers' handbook ("I've cut the ends off beds before now, - I'm a terrible vandal!") and can yet produce a result that is as enchanting as it is individual.

"I am quite convinced that there is exactly the right house for every personality", she says, and it is quite certain that, in the Old School House, she has found the perfect expression for her own. ❖❖

A view of the main bedroom showing one of the unusual plaster mirrors and shield-backed, gilded French chair



"In contrast to the drawing room the hall is furnished with shining oak, copper and brass . . ."



The back of the house, showing the entrance which is more often used than the formal front door

