



Beeston Park Farm Cottage

Marple | Greater Manchester



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Ridge Lane, Marple

Greater Manchester, SK6 7EF

An impressive equestrian and residential estate with extensive facilities and potential for further growth, all within 37 acres.

- A spacious 3-bedroom property finished to a high standard.
- GF: large kitchen/breakfast room, entrance porch, reception hall, large living room.
- FF: master bedroom, family bathroom, two further double bedrooms.
- Mature gardens and entertaining areas.
- A range of steel portal framed buildings with 27 stables, secure tack rooms, wash-down bays, office facilities.
- Further steel framed buildings used for storage and workshops.
- 70m x 35m outdoor arena and 40m x 20m indoor arena with viewing platforms and kitchen facilities.
- Fenced off lunging ring.
- Well fenced and secure paddocks, in all about 37 acres.
- Fantastic views across to Manchester and the Peak District.

Distances in approx. miles:

Marple 2m | Poynton 5m | Stockport 7m | Cheadle 10m | Manchester 14m | Manchester Airport 12m | Macclesfield 11m | Buxton 13m



Location

Beeston Park Farm is located in idyllic Countryside with far reaching views towards Manchester and the Peak District National Park. The property is easily accessible, being a short distance from Marple and off Ridge Lane. The A6 is only a short distance away and links Buxton to Manchester and beyond.

The nearby Town of Marple is only a short distance and includes a wide range of day-to-day amenities including a number of major grocery stores, pubs, wine bars, coffee shops, restaurants, retail shops and local delis. Marple has nursery, primary and secondary schools available including Rose Hill Primary School and Marple Six Form College.

Marple is blessed with sporting facilities including rugby, football and cricket, all clubs competing to a high standard. There are gym and sports facilities at the leisure centre within the town and an abundance of local golf courses.

The area is outriding heaven with superb outriding off the local country lanes and nearby bridle network. For equestrian users, the property is well placed being within easy reach of a number of prominent equestrian venues and the property itself has excellent potential to become a first-class equestrian venue.

Description

Built in 2013 the farmhouse is of stone construction under a slate roof. It has been built and finished to a high standard and tastefully laid out to create modern day living and family accommodation.





The ground floor consists of an entrance porchway leading to a reception hallway. Off the hallway is a large living room with feature fireplace and wood-burner. The kitchen is well finished, with a range of ground and wall mounted units, electric cooking range with 2 ovens and grill and multiple hobs. The kitchen has integrated appliances and dining area with back door leading onto the patio and garden area.

The first floor consists of a large master bedroom with family bathroom and two further double bedrooms. The property has parking areas to the side and front and patio area to the rear with a raised garden and seating area, best placed to take in the fantastic views.

Outside

The buildings and equestrian facilities are substantial with potential for a host of equestrian uses.

There is a steel portal framed building near to the farmhouse with a shower-room, concrete floors and walls to eaves. This building is an ideal workshop, store or potential for extra stabling.



The adjacent building is a large steel built portal framed building. Within is a 40m x 20m arena, with viewings areas and a kitchen with separate WC. The arena is in pristine condition and is a significant attraction to the overall facilities.

There is another steel portal framed building with lean-to. This building houses a range of stables and storage areas. The adjacent lean-to is handy for further stabling and/or storage.

The next building contains 13 stables with concrete floor and cantilever roof. At the end of this building is an extension which is the main workshop with mezzanine above and handy office space. The far elevation has a large roller shutter door opening onto a large parking and turning area. Adjacent to the building is a 35m x 70m outdoor area, fit for competition level.

Finally, there is a lunging ring which can also be used for winter turnout.

Land

The land equates to 37 acres in total and is divided into a range of paddocks, suitable for turnout and hay making. The land is well drained and has water available.

Services

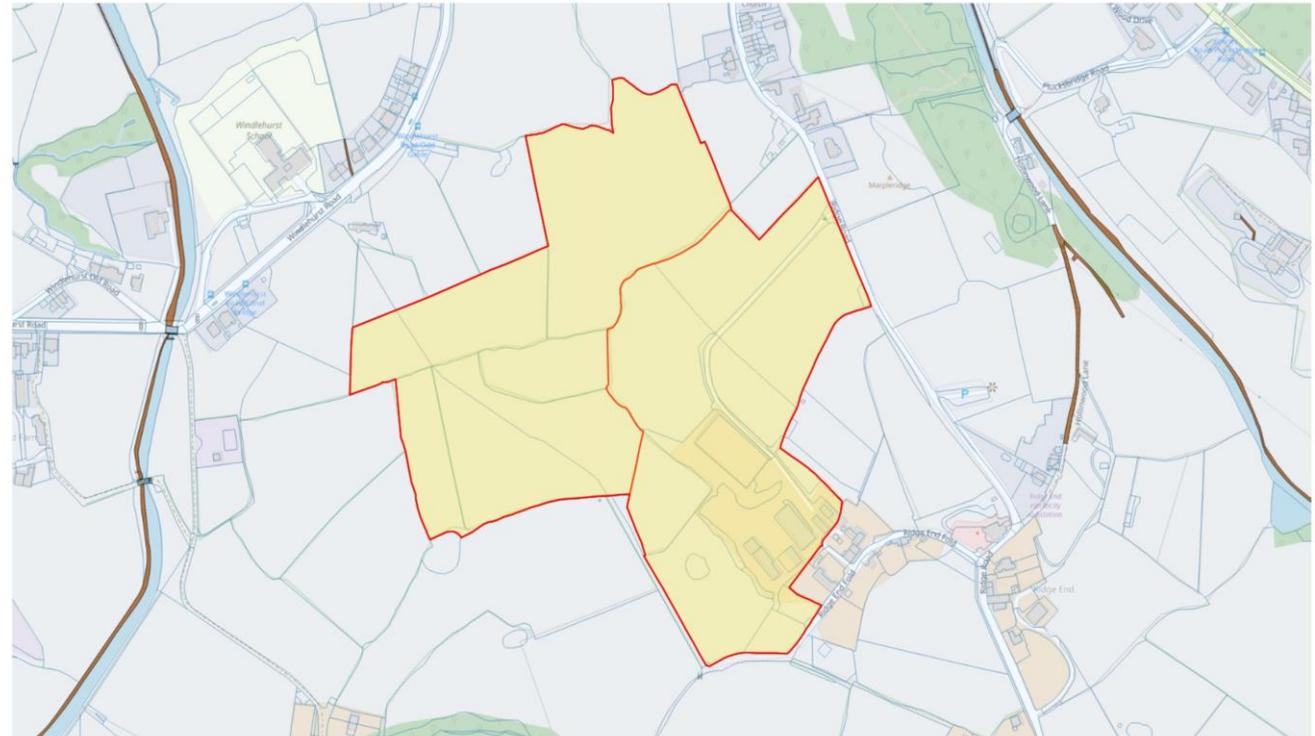
Mains water and electricity (3 phase)

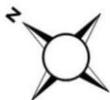
Electric central heating

Private drainage

Viewing

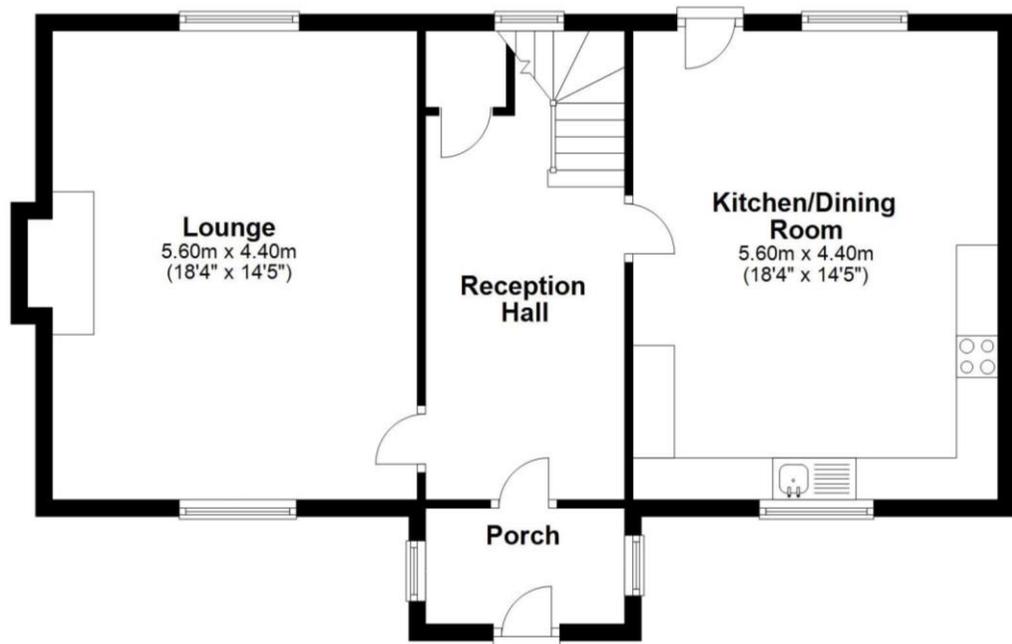
Strictly by prior appointment with the agents Jackson Property on 01948 666695 or 01743 709249.





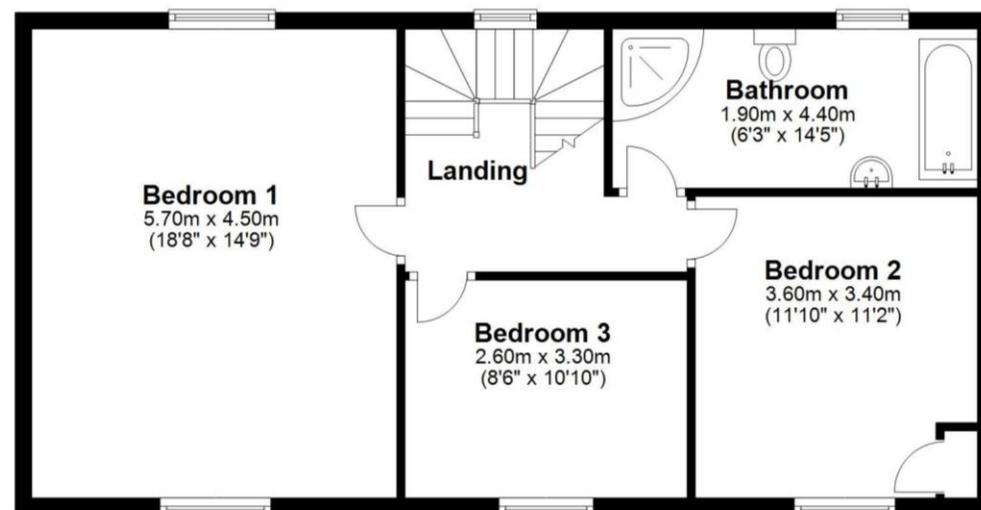
Ground Floor

Approx. 67.4 sq. metres (725.5 sq. feet)



First Floor

Approx. 64.6 sq. metres (695.2 sq. feet)



Total area: approx. 132.0 sq. metres (1420.8 sq. feet)

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