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## Limefield House, Clarence Road Bollington, Macclesfield, Cheshire SK10 5LE

By Order of the Executors



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This plan is based upon the Ordnance Survey Map with the sanction of the Controller of H M Stationery Office.

An impressive Grade II listed 11 bedroom mansion house and two storey stable block of approximately 5,000 sq ft, both in a dilapidated condition needing complete renovation and refurbishment, set in a desirable location and being set in grounds of approximately 2.5 acres. **Vacant.**

### Tenure

Freehold.

### Location

- Bollington, with a population of over 8,000, is a market town in Cheshire
- The property is situated off Long Lane and Beeston Brow, close to the local countryside and a short distance from Bollington Village
- Shopping facilities are available locally in Bollington and to a greater extent in Macclesfield and Wilmslow, which are conveniently close by
- Recreational facilities are available in the local countryside
- Nearby road communications are via the A523 and A538

🚗 Macclesfield, Wilmslow

### Description

- A Grade II listed late Georgian mansion house
- Originally built by Joseph Brook around 1830
- Separate two storey coach house
- Both are totally dilapidated and require extensive renovation and restoration
- Set in its own grounds with walled garden

### Accommodation

#### Mansion House

- Ground Floor – Reception Hall, Drawing Room, Family Room, Dining Room, Side Vestibule with access to Conservatory, Kitchen/Breakfast Room, Laundry Room, WC, Morning Room, Separate WC, Work Room, Inner Hall
- First Floor – Nine Bedrooms, Two Bathrooms/WC
- Second Floor – Two Bedrooms

#### Coach House

- Two storeys totalling approximately 5,000 sq ft

#### Gardens

- Whole plot approximately 2.5 acres

### Note

Prospective purchasers should take extreme caution when viewing the property as it is in very poor condition and, as such, some parts of the property may not be open to inspection. All viewings are at the viewer's own risk.

### Joint Auctioneer and Viewing

Holmes Naden  
16 High Street, Bollington  
Cheshire SK10 5PH  
Tel 01625 560535

