



Higher Fold Farm  
High Lane, Stockport





# Higher Fold Farm

Road, High Lane, Stockport  
SK6 8AQ

Well-equipped equestrian holding with a 4-bed semi-detached dwelling and over 8 acres.

- Superbly convenient and rural location.
- Dwelling: GF: boot room with WC, kitchen, rear hall, living room, utility.
- FF: landing, master bed with fitted wardrobes, 3 further bedrooms and family bathroom.
- Garden, patio & parking areas.
- Indoor 60 x 40 arena with lean-to housing 11 stables.
- Various equestrian buildings with stables, tack rooms and office.
- 30 stables in total.
- Outdoor 60 x 40 arena.
- Steel portal buildings for storage and workshop areas.
- In all about 8.79 acres, flat grass paddocks.

Approximate distances in miles:

High Lane 1m | Marple 2m | Stockport 6m  
Manchester Airport 10m | Macclesfield 11m  
Manchester City Centre 13m



## Situation

Higher Fold Farm enjoys a semi-rural location, between the village of High Lane and the small town of Marple. The picturesque village of High Lane is less than a mile away and offers local village shops, cafes, village pubs and two primary schools. The larger settlement of Marple is nearby and just beyond is Stockport, both offering a wider range of facilities and amenities.

Given the close proximity to the A6, there are quick links to the Manchester Eastern Link Road and the M60. Alternatively, the A6 is a perfect link into the Peak District with large areas of AONB's and leisure drives and out-riding.

There are railway stations at Middlewood and Marple, both providing connections to Manchester and further afield.

There are a number of state and private schools within the area. High Lane and Marple offer both primary and secondary schools.

Higher Fold Farm has been run as a livery yard in recent years. The vendors report that the occupation rates were excellent and there has always been keen interest in the use of the indoor arena.





### Description

Higher Fold Farm is located just off the Windlehurst road, linking High Lane and Marple. From the roadway a sweeping driveway takes you to the secured access to the property. Beyond the gateway is a large parking and turning area with the equestrian buildings surrounding. The dwelling is built of brick under a slate roof, whilst most of the elevations have been rendered.

From the main entrance, there is a boot room leading to a good-sized hallway, which has fitted cupboards and a downstairs WC adjacent. Beyond the hallway is a well-proportioned kitchen containing a range of ground and wall mounted units and a feature Rayburn. The kitchen has a separate entrance to the front lawn and stairs leading to the first floor. Adjacent to the kitchen is the large living room, with stoned flooring, fireplace and double doors opening onto the rear patio. The first floor comprises a master bedroom with a range of fitted wardrobes and cupboards, two further double bedrooms and a smaller fourth bedroom.



### Land

The overall acreage is approximately 8.79 acres, within a ring fence. There are numerous grass paddocks, predominantly flat, with a mix of post and rail and border hedge fencing. The land has water available and electric fencing where necessary. The area is ideal for the equestrian enthusiast, with plenty of hacking along the local country roads and ideal access into the Peak District or road network to local competition yards. The land is not registered for Basic Payment.

## Equestrian Facilities / Outbuildings

There is an excellent range of equestrian facilities & useful outbuildings, a summary of which includes:

- A steel portal framed building housing a 60m x 40m indoor arena.
- Adjoining the above building is a lean-to building housing 11 stables.
- Steel framed building with sliding doors and mezzanine levels to both ends, perfect for loose housing, storage or extra stabling.
- Timber framed building with a range of kennels, office and secure tack rooms.
- Timber built building with 9 stables, cantilever roof and concrete flooring.
- Further range of building with 10 stables in total.
- Large yard area providing good parking and turning space.
- 60m x 40m outdoor arena, post and rail fenced.

## Services

Back boiler heating to the property Mains water and power are connected. Mains drainage connected to the property.

EPC rating – G

## Local Authority

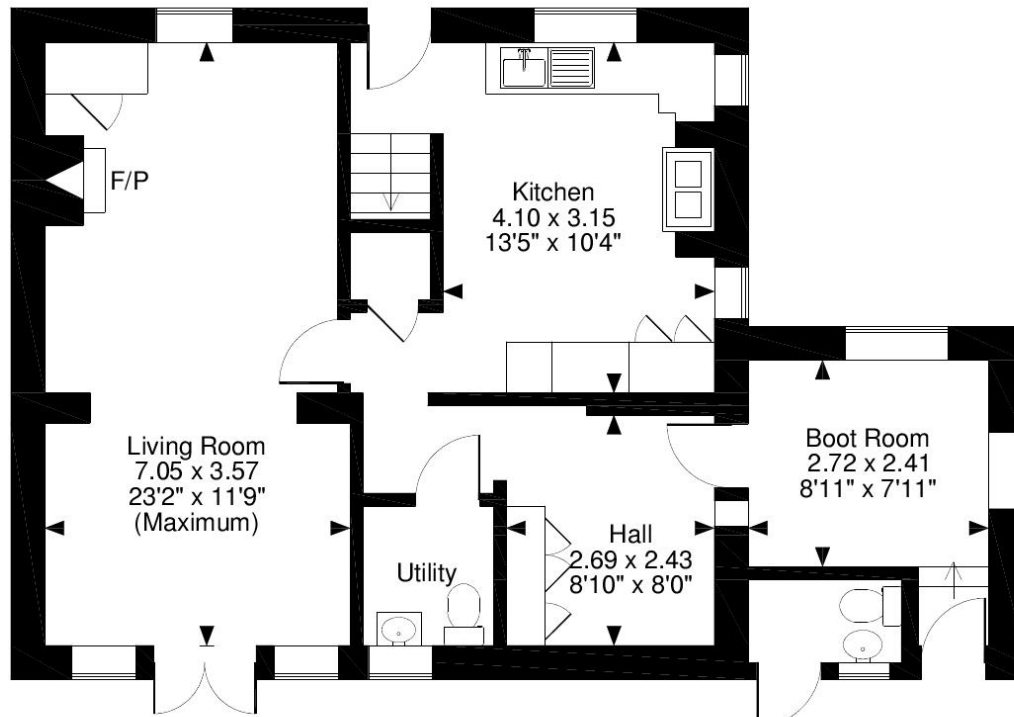
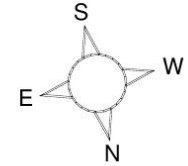
High Peak Council.

## Viewings

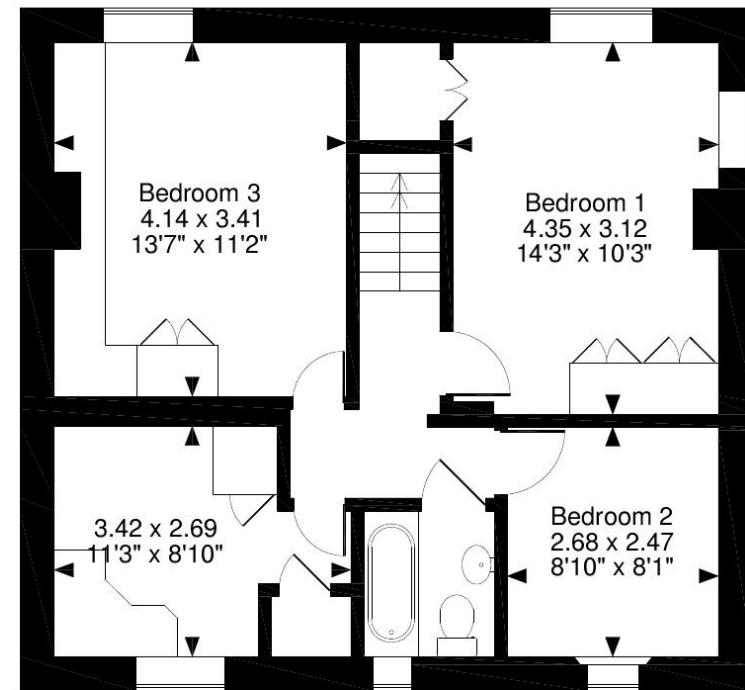
Strictly by prior appointments with the sole agents Jackson Property on 01948 666695 or 01743 709249.



Higher Fold Farm, Windlehurst Road, Stockport, Greater Manchester  
Approximate Gross Internal Area  
1279 Sq Ft/119 Sq M  
Quoted Area Excludes 'External W.C'



Ground Floor

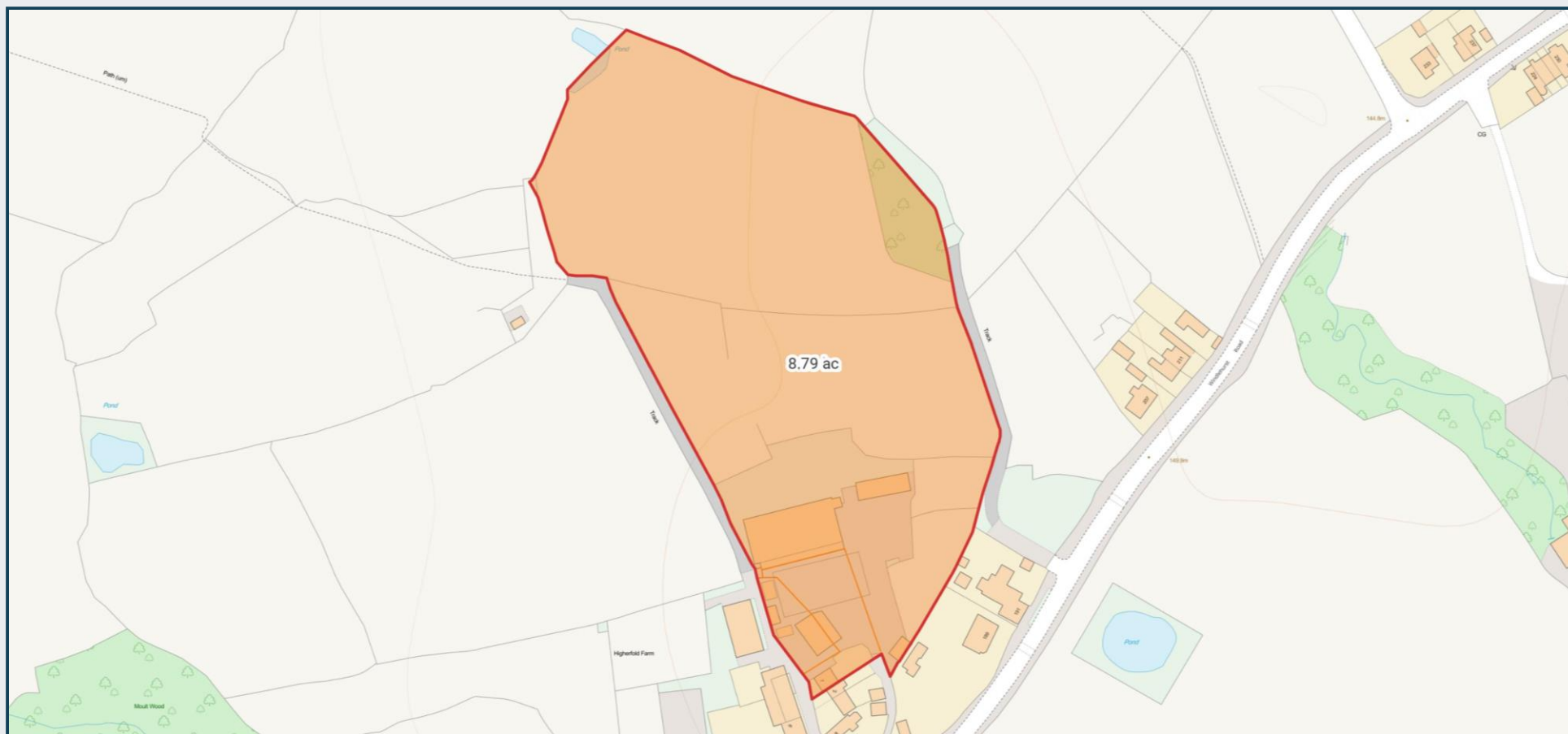


First Floor

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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