

ANY  
PART EXCHANGE  
WELCOME



Green Clough Farm

Hazel Grove, SK7 6NN

SHRIGLEY ROSE & CO

Bespoke Estate Agents







## Green Clough Farm, Hazel Grove, SK7 6NN

Set well back from the road behind a mature hedge and secured by dual-entry electric gates, this remarkable home enjoys an idyllic rural setting, surrounded by open fields and far-reaching views. It boasts approximately 2 acres of grazing land, a stable block ideal for equestrian use, and a beautifully converted garage offering versatile additional accommodation. This quintessential English farmhouse combines timeless appeal with modern luxury, making it a perfect forever home for families seeking space, serenity, and character. Stepping through the grand front door, you're welcomed by a practical entrance porch that leads into a spacious and elegantly proportioned hallway. From the moment you arrive, the sense of warmth and refinement is unmistakable. Characterful wooden beams stretch across the ceilings—a charming feature echoed throughout the home—adding depth, history, and a rustic edge to the refined interior. To the right, an impressively sized family living room, spans the full depth of the home, offering the perfect setting for both entertaining and everyday comfort. French doors open directly onto the rear patio, seamlessly linking indoor and outdoor spaces. This inviting room is finished with white wood panelling, stylish plantation shutters, and generous proportions that make it equally suited to hosting guests or enjoying quiet evenings with family.

To the left of the hallway, a sleek and functional utility room offers ample workspace, with contemporary cabinetry, gold hardware, and a statement gold tap. Just beyond, a chic downstairs WC continues the home's thoughtful design. A second generously sized reception room completes the hallway, enjoying lovely views over the sun-soaked garden. This versatile space is ideal as a cinema room, media snug, or second lounge – tailored to suit your lifestyle. At the heart of the home is the showstopping open-plan living kitchen – a space that effortlessly blends contemporary sophistication with rustic charm. Expertly designed for both family life and entertaining, it features two NEFF hide-and-slide ovens, an induction hob paired with an AEG domino wok burner, and a discreet yet powerful extractor fan. A full-sized NEFF fridge and freezer, CDA wine cooler, Quooker boiling water tap, and classic Belfast sink completes the high specification. Farmhouse-style oak-effect flooring runs underfoot, while an exposed brick feature wall with inset TV brings texture and warmth. At the centre, a statement island with solid walnut breakfast ledge adds a rustic, tactile contrast – the perfect spot for morning coffee or casual dining. Dual-aspect windows fill the space with natural light throughout the day, and the original stable door offers characterful side access. Beyond the kitchen, a side door leads to a beautifully converted outbuilding – now a highly versatile annexe-style space, ideal for multi-generational living, a home business, or guest accommodation. Upon entering, you're greeted by a dedicated utility area and WC, offering practical separation from the main house. This opens into a generous reception room, where a dramatic floor-to-ceiling feature window – installed as part of a meticulous garage conversion – floods the space with light and frames views of the surrounding gardens. This ground floor room is perfect as a home office, creative studio, or lounge space for independent living. Upstairs, a vaulted first floor with exposed wood beams offers a spectacular open area, currently used as a gym. Bright, spacious, and full of character, it could easily be transformed into a self-contained annexe, fitness suite, or stylish guest retreat, offering exceptional flexibility to suit your evolving needs.











## Green Clough Farm, Hazel Grove, SK7 6NN

Upstairs, the first floor opens onto a spacious and light-filled landing, leading to five beautifully presented bedrooms – four generous doubles and a charming single. Three of the bedrooms benefit from fitted wardrobes, providing excellent storage while maintaining a clean, uncluttered feel. The family bathroom is elegantly tiled and features a luxurious jet bath – perfect for unwinding at the end of the day. The principal suite is a true retreat. Accessed via a long private corridor, it offers a wonderful sense of privacy and indulgence. This impressive space includes fitted wardrobes, a built-in dressing table, and two large windows that fill the room with natural light. The adjoining en suite is equally luxurious, creating a sanctuary-like setting for relaxation. Located on the historic and tranquil Threaphurst Lane, Green Clough Farm is a truly exceptional five-bedroom, detached family home, offering an exquisite blend of privacy, elegance, and countryside charm. This beautiful, grand, and exceptional farmhouse presents a once-in-a-lifetime opportunity to grow your family in a serene rural setting — where timeless charm, space, and countryside living come together to create the perfect place to call home.

### The Current Owners Love:

- The view from the house and the sunsets are just amazing
- It's so peaceful
- Great neighbours! Have helped us out many of times

### We Have Noticed:

- Planning Permission in place to further extend the farm
- Country Estate including Stables and 2 Acres of land suitable for Equestrian Usage.
- Breath-Taking Views Across Open Countryside









### Key Features:

- Any Part Exchange Welcome
- A quintessential English farmhouse with 5 bedrooms and 2 bathrooms – the perfect rural retreat for a growing family.
- Versatile annexe-style outbuilding – beautifully converted with a dramatic feature window, two spacious floors and separate access
- Planning permission to further extend the farm - DC/084177
- Situated behind electric gates on a private, hedged-lined in and out driveway.
- Set in approximately 2 acres of grounds with open field views, this home includes grazing land and a stable block – ideal for equestrian use.

**Tenure:** Freehold

**Council Tax Band:** G

**Possession:** Vacant possession upon completion

**Total Floor Area:** 4064

**Viewing:** Strictly by appointment only through Shrigley Rose & Co







# Property Summary:

Hallway 15'4" x 14'2" (4.67m x 4.32m)

Living Room 27'0" x 14'6" (8.23m x 4.42m)

Snug / Play Room 27'0" x 14'6" (8.23m x 4.42m)

Dining Kitchen 22'6" x 17'10" (6.86m x 5.44m)

Utility Room 7'6" x 6'7" (2.29m x 2.01m)

WC 7'6" x 3'4" (2.29m x 1.02m)

Annexe / Kitchen 13'4" x 10'5" (4.06m x 3.18m)

WC 7'10" x 2'9" (2.39m x 0.84m)

Annexe / Living Room 13'4" x 10'5" (4.06m x 3.18m)

Hall 14'6" x 12'5" (4.42m x 3.78m)

Landing 15'4" x 14'2" (4.67m x 4.32m)

Bedroom 2 15'0" x 14'6" (4.57m x 4.42m)

Bedroom 4 14'6" x 9'8" (4.42m x 2.95m)

Bedroom 5 13'4" x 5'1" (4.06m x 1.55m)

Bedroom 3 13'8" x 9'0" (4.17m x 2.74m)

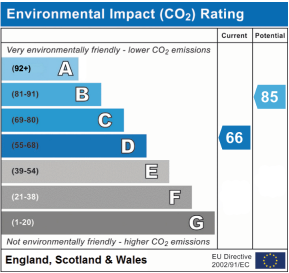
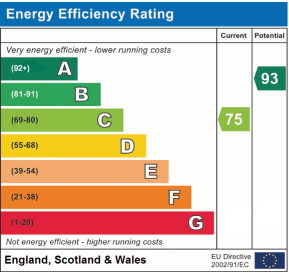
Bathroom 9'11" x 7'5" (3.02m x 2.26m)

Hallway 15'3" x 6'4" (4.65m x 1.93m)

Bedroom 1 21'3" x 15'4" (6.48m x 4.67m)

Ensuite 9'0" x 5'1" (2.74m x 1.55m)

Annexe 38'4" x 13'0" (11.68m x 3.96m)



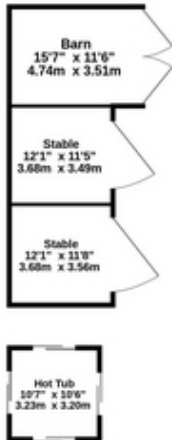




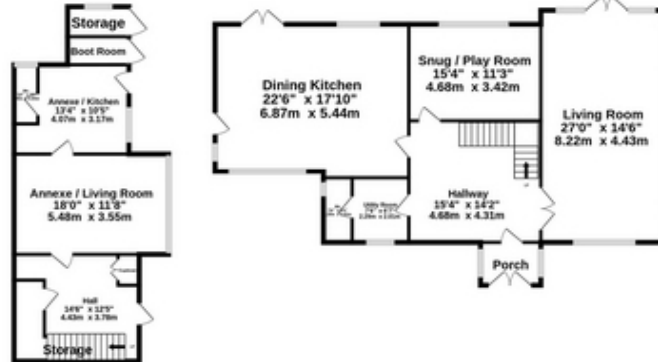


DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.

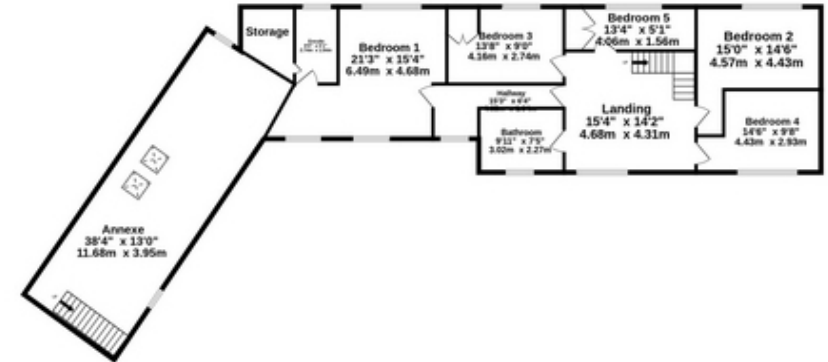
Stables & Hot Tub  
579 sq. ft. (52.8 sq.m.) approx.



Ground Floor  
1061 sq. ft. (97.2 sq.m.) approx.



1st Floor  
1433 sq. ft. (131.7 sq.m.) approx.



**TOTAL FLOOR AREA : 4064 sq.ft. (377.5 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix ©2025



4 Ravenoak Road, Cheadle Hulme, SK8 7DL

Tel: 0161 425 7878

Email: [hello@shrigley-rose.co.uk](mailto:hello@shrigley-rose.co.uk)

[www.shrigley-rose.co.uk](http://www.shrigley-rose.co.uk)

MONEY LAUNDERING REGULATIONS 2017 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.