

Poplar Cottage, Holly Lane

Wilmslow, SK9 4JL



mosley jarman



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Guide Price £495,000

Nestled in the heart of the picturesque village of Styal, Poplar Cottage is a charming and beautifully renovated period home dating back to the 17th century. This exceptional two-bedroom cottage effortlessly blends character features with modern living, offering stylish, well-balanced accommodation in a truly sought-after setting.

The property opens into a welcoming entrance vestibule with practical space for coats and shoes. This leads through to a spacious & inviting sitting room. This room is full of period charm, featuring an exposed timber ceiling beam and a striking multi-fuel stove set into a stone hearth with a solid wood mantle – an ideal setting for cosy evenings.

To the rear of the cottage, the heart of the home is undoubtedly the stunning open-plan living kitchen. Designed with entertaining in mind, this expansive space offers areas for cooking, dining and relaxing beneath a large, glazed roof lantern that fills the room with natural light. French doors open onto the garden, creating a seamless indoor-outdoor flow. The kitchen itself has been thoughtfully refitted with stylish shaker-style 'Wren' units, deep pan drawers, and oak butcher's block worktops. A full range of integrated appliances includes an electric oven, combination oven, halogen hob, extractor, fridge freezer, and dishwasher. A separate utility room/w.c. adds further convenience, fitted with a butler-style sink, storage units, and space for a washing machine.

Upstairs, the first floor is equally well appointed. The main bedroom is generous in size with a deep recessed storage cupboard and access to the loft, and it benefits from an en-suite shower room. The second bedroom is also a double and benefits from a recessed storage/boiler cupboard and features its own cleverly designed en-suite bathroom, complete with half wood-panelled walls, white sanitary ware, a thermostatically controlled shower over the bath, glass screen, and ladder-style radiator.

Double glazed & gas central heating.

- Beautifully refurbished part 17th-century period cottage in the heart of Styal village
- Within walking distance of Styal Primary School and the train station
- Spacious sitting room with exposed beam and multi-fuel stove
- Stunning open-plan living kitchen with Wren units, oak worktops, and glazed roof lantern
- Two generous double bedrooms, both with stylish en-suite bath/shower rooms
- Utility room/W.C.
- Off-road parking via Indian Stone driveway
- Attractive private rear garden with lawn and York Stone patio





The Location

Ideally located within a short walk of Styal Primary School and the train station as well as having nearby access to Manchester International Airport and the M56.

The Grounds & Gardens

Externally, Poplar Cottage enjoys an attractive Indian Stone paved driveway to the front offering off-road parking. To the rear, the private garden is a true haven, with York Stone paving, a neat lawn, and well-established planting. A large, detached timber shed provides excellent storage, and a pedestrian path offers practical access for bins and window cleaning.

Important Information

Council Tax Band: E

EPC grade: TBC

Heating: Gas

Mains: Gas, electric. Septic tank shared with Holly Cottage. Cost of emptying is split with the neighbour.

Flood Risk*: Very low flood risk.

Broadband**: Superfast broadband available.

Mobile Coverage*: Current vendor is with Tesco and experiences no issues. 02 & Vodafone likely.

Rights of Way & Restrictive Covenants: The vendor has access via the rear garden of the neighboring property.

Accessibility: There step free access to the rear of the property.

Tenure: Freehold

* Information provided by GOV.UK

**Information provided by Ofcom checker.

The information isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

Postcode: **SK9 4JL**

What 3 Words: **nuns.novel.wake**

Council Tax Band: **E**

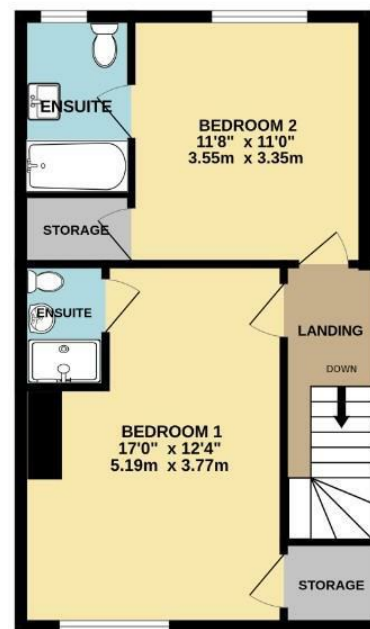
EPC Rating: **Freehold**

Tenure:

GROUND FLOOR
631 sq.ft. (58.6 sq.m.) approx.



1ST FLOOR
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA: 1099 sq.ft. (102.1 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.
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