



Hollin Lane, Sutton, Macclesfield, SK11 0NN.
£250,000

Whittaker
& Biggs

Est. 1930

3 Dyehouse Cottage, Hollin Lane, Sutton

Looking for that home in the countryside - this could be the one for you! 3 Dyehouse Cottage is a charming two bedroom cottage located just a short distance from the sought after village of Sutton. Farmland surrounds the property and both the Gritstone trail and the Ryles Arms are close-by, providing the opportunity to stroll out for countryside walks and then enjoy a drink or meal afterwards! There is a lovely elevated and tiered rear patio area which, given the south-westerly orientation, enjoys the sun throughout the day. The property is warmed by electric radiators and benefits from double glazing. In brief the accommodation comprises; a good sized 22ft open plan living/dining room with a multi-fuel stove and, an adjoining fitted kitchen area, which is flooded by lots of natural light. At first floor level a long landing provides access into the two bedrooms and the contemporary shower room, which is again bathed in lots of natural light. Outside, in addition to the elevated garden area, there are two useful garden stores. Viewing is highly recommended.



ACCOMMODATION

Living Room 21' 10" x 11' 3" into stairs (6.66m x 3.43m)
Composite door to the front, double glazed window to the front, open plan stairs with feature timber cladding to the side and storage under, multifuel stove with feature surround and recess for logs etc., part timber clad walls, inset ceiling spotlights, electric panel radiator, opening to kitchen.

Kitchen 11' 2" x 6' 7" (3.40m x 2.0m)

Fitted kitchen units to base and eye level with wooden worktops, inset sink with mixer tap, tiled splash backs, plumbing for washing machine, electric hob and oven, integral wine fridge, integral fridge/freezer, double glazed windows, double glazed stable style door to the rear elevation, double glazed sky light.

Landing 9' 10" x 5' 6" max (3.00m x 1.67m)

Loft hatch to a part boarded loft space.

Bedroom One 12' 0" x 10' 10" reducing to 8' 4" (3.66m x 3.3m reducing to 2.55m)

Double glazed window to the front elevation with open views onto fields, fitted wardrobe and fitted open shelving.

Bedroom Two 9' 8" x 7' 9" reducing to 5' 5" (2.95m x 2.37m reducing to 1.66)

Double glazed window to the rear elevation, electric panel radiator.

Shower Room 6' 6" x 5' 10" (1.98m x 1.79m)

Shower enclosure with electric shower, push button w.c. vanity sink unit with storage under, ladder radiator, double glazed window to the rear, double glazed sky light to the side.

Outside

To the rear of the property there is a fantastic raised patio area, which is arranged over two levels and accessed by steps to the side - a perfect spot to sit out and enjoy the sunny position! There are two handy stores positioned underneath the patio and there is a water tap, which also feeds water access points up on the upper level.

PLEASE NOTE

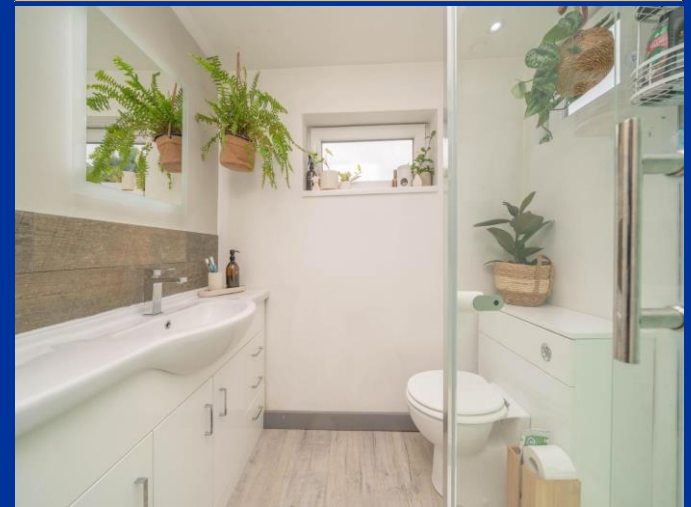
The property has electric thermostat controlled radiators. There is no gas supply. There is no mains water or drainage. Water is supplied via a bore hole and filtration system (the filtration system is located at No 4). There is a shared septic tank for cottages 1,2,3,4. The cost of emptying/ maintenance of the tank is shared equally between the four houses (the vendor can show historic annual costs) and we recommend your solicitor should check the arrangements. There are solar panels on the roof - the vendor has details of historic payments received from selling back to the grid and can provide further information regarding the ownership of the solar panels for your solicitors to check.

Note:

Council Tax Band:

EPC Rating: D

Tenure: Believed to be Freehold





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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Directions

From our office turn right opposite the train station onto Sunderland Street. At the traffic lights turn left and at the next traffic lights turn right onto Mill Lane. Continue along this road and turn left at the Traffic lights onto Byrons Lane. Continue along this road, under the bridge continue towards Sutton Village onto Hollins Lane where the property can be found on the right.

IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

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