



CHARTERED SURVEYORS LAND and ESTATE AGENTS AUCTIONEERS and VALUERS

36 Park Lane Poynton Stockport Cheshire SK12 1RE
telephone 01625 876331
poynton@michael-hart.co.uk

2 Henshall Road Bollington Macclesfield Cheshire SK10 5HX
telephone Bollington 01625 575578
bollington@michael-hart.co.uk

Andrew M Hart BEng(Hons), Dip Surv, MRICS

www.michael-hart.co.uk

A DELIGHTFUL PERIOD STONE COTTAGE, CAREFULLY RENOVATED TO SUCCESSFULLY COMBINE CONTEMPORARY STYLE WITH ORIGINAL CHARACTER, POSITIONED IN A SOUGHT AFTER LOCATION ON A SIDE ROAD WITHIN BOLLINGTON CONSERVATION AREA.



'FERNBANK COTTAGE' 77 HIGH STREET, BOLLINGTON,
MACCLESFIELD, SK10 5PF
£245,000



www.michael-hart.co.uk



'FERNBANK COTTAGE' 77 HIGH STREET, BOLLINGTON,
MACCLESFIELD SK10 5PF

With immaculate presentation and a charm that is sure to impress, Fernbank Cottage is a delightful stone built cottage. The present owner has taken great care with its renovation to ensure that presentation, quality and practicality all merge in a manner in keeping with its Nineteenth Century Origin. An attractive contemporary colour scheme compliments such features as the fireplaces, cottage latch doors and polished old pine floor boards.

Situated in a quiet location within the Bollington Conservation Area amongst other attractive stone dwellings, the cottage is in an elevated position, set back from the road with a stone walled and paved forecourt. To the rear there is a large stone paved courtyard garden with established flower beds and ornamental shrubs, a seating/dining out area, very useful store shed and delightful views across to the woods on Oak Bank.

The cottage is within easy walking distance of a range of lovely local shops and social amenities in the village including café bars, restaurants and pubs. Bollington Arts Centre, sports and recreational amenities are also nearby, including many picturesque walks in the superb countryside which surrounds Bollington.

The nearby town of Macclesfield, 3 miles away, provides an extensive range of shopping and entertainment facilities and the main line railway station provides direct connections to Manchester and London. There are bus stops at the end of High Street (3 min walk) with regular services to Macclesfield and Stockport. The M6 and M60 Motorways and Manchester International Airport are all within a radius of 10 miles.

The accommodation which has gas fired central heating and double glazed wooden windows, comprises in more detail:-

GROUND FLOOR

- LOUNGE** 12'3" x 11'10" (3.73m x 3.60m) Cast iron multi fuel stove set in brick aperture with quarry tile hearth. 3 wall light points. Cable broadband/TV/telephone point. Fitted meter cupboard with shelving. Central heating radiator.
- DINING KITCHEN** 10'1" x 9'11" (3.06m x 3.02m) Bespoke fully fitted kitchen comprising of base units with solid beech worktops incorporating stainless steel sink, electric fan oven, gas hob with extractor hood and enclosed space for washing machine. Ceiling height wall cupboards and shelving unit. Ceramic tiled floor. Central heating radiator. Double doors to under stairs pantry with fridge/freezer space and fitted shelves. Hardwood stable door leading to rear courtyard garden.

Stairs from the Kitchen lead to:-

FIRST FLOOR

- LANDING**
- BEDROOM NO. 1** 12'4" reducing to 9'7" x 11'10" (3.76m to 2.93m x 3.61m) Cast iron fireplace feature with stone hearth. Polished pine floorboards. Central heating radiator. Window to front with views across rooftops to hills. Loft hatch with access via pull-down ladder to boarded loft space, with electric light, providing useful storage space.

- BEDROOM NO. 2** 9'2" x 7'4" (2.80m x 2.23m) Two windows to rear with pleasant views over gardens. Central heating radiator. Airing cupboard with gas fired combi boiler.
- BATHROOM** Stylishly appointed with modern white suite comprising panelled bath with Triton electric shower, pedestal washbasin and low level WC. Fitted wall cupboards. Painted timber part-panelling to walls with shelf over. Extractor fan. Central heating radiator.
- OUTSIDE: Front forecourt and rear courtyard as previously described. Brick built shed with space to store bikes.
- SERVICES: All mains services are connected
- TENURE: We understand from the vendor that the property is Freehold and free from Chief Rent.
- COUNCIL TAX: Band 'B'
- PRICE: **£245,000**
- VIEWING: By appointment with the AGENTS Michael Hart & Company.
- DIRECTIONS: From our Bollington Office travel along Wellington Road towards Pott Shrigley. After passing under the second bridge turn right at the traffic lights into Water Street. Turn right at the end of Water Street onto High Street and the property can be found on the right hand side just after the turning for High Court.
- ENERGY RATING:
- FLOOR PLAN:



SURVEYS AND VALUATIONS
Should you require a Valuation, RICS Homebuyers Survey and Valuation, or a full Building Survey for a property that you are buying, please contact Andrew Hart (01625 575578). We will be pleased to provide a quotation and offer advice on the different levels of valuation/survey available. (Please note that we are unable to provide this service for properties being offered for sale through our agency).

Please take note of these points
No tests of any appliances or fittings held with the property offered for sale have been made. Purchasers should satisfy themselves as to the suitability or workability of these. The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract. Neither Michael Hart & Co Ltd. nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact, and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.