

NESTLED IN THE PICTURESQUE VILLAGE OF BOLLINGTON, LAVENDER COTTAGE IS SITUATED IN AN ENVIABLE POSITION OVERLOOKING THE RECREATION GROUND AND IN WALKING DISTANCE TO THE HEART OF THE VILLAGE, LOCAL SUPERMARKETS, DENTIST, DOCTORS SURGERY, CANAL AND MIDDLEWOOD WAY WALKING TRAILS.



LAVENDER COTTAGE, 24 ADLINGTON ROAD, BOLLINGTON,
MACCLESFIELD, CHESHIRE, SK10 5JT

Offers Over £385,000

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If you're looking for a stunning, larger than average, 2 bed stone cottage full of period charm with its own private garden and set in a great location then welcome to your new home.

Nestled in the picturesque village of Bollington, Lavender Cottage is situated in an enviable position overlooking the recreation ground and in walking distance to the heart of the village, local supermarkets, dentist, doctors surgery, canal and Middlewood Way walking trails.

This larger than average Victorian stone cottage offers beautifully appointed accommodation which has been extensively improved to the highest standard throughout offering you the opportunity to simply unpack and immediately enjoy the delights of your new home.

Stunning period features have been enhanced by sympathetic interior design. The Farrow & Ball colour schemes, attention to detail, generous size of the rooms and the turn key presentation are sure to impress.

Step inside to a welcoming entrance hall with traditional stone flagged floor and period coving, leading to two elegant reception rooms.

The lounge is a cozy sanctuary featuring a large double glazed corded sash window with the original bifold shutters, a multi-fuel stove within an attractive sandstone surround and bespoke built-in storage and TV unit.

The exquisite second reception room currently used as the dining room is equally impressive and gives you a great space for entertaining with its generous proportions, an open Victorian fireplace and access to a half cellar with plenty of invaluable storage.

Beyond, the shaker-style kitchen is both charming and timeless, with contrasting solid surface countertops, integrated appliances, Stainless steel cooker hood and space for a range cooker. A partially glazed roof and large rear window flood the kitchen and dining room with natural light while offering an uninterrupted view of the stunning cottage garden.

The large principal bedroom overlooking the recreation ground features a traditional double glazed corded sash window a decorative cast-iron fireplace, a deep built-in wardrobe, and original painted floorboards.

The generous rear bedroom overlooking the garden boasts a cleverly designed panelled wall, concealing bespoke fitted wardrobes with an inset decorative cast iron fireplace adding to the period charm.

The four-piece bathroom is a true sanctuary, complete with a freestanding oval bath, a glazed corner shower enclosure with an overhead thermostatic rainfall shower, and contemporary chrome fittings.

Other features that add extra character to this charming cottage are the original doors, skirting boards and lovely painted wooden floors throughout the property. High ceilings give the spacious rooms an airy feel.

There is the potential to increase the accommodation further by the conversion of the large loft area, subject to requisite approval.

To the rear there's an enclosed low maintenance garden with raised beds with wild flowers, climbing jasmine, a rose arch and Red Robin trees providing a peaceful environment to sit out and enjoy the afternoon and evening sunshine.

Lavender Cottage stands within a terrace of three and is perfectly positioned within Bollington, a village renowned for its thriving community, scenic countryside, and excellent local amenities. Within walking distance, you'll find

- The Vale Inn – a much-loved bijou pub serving real ale and locally sourced food
- The Recreation Ground, Middlewood Way & Macclesfield Canal – ideal for countryside walks

- Local shops, dentist, a doctor's surgery, and primary schools

- Macclesfield (3 miles away) – offering a mainline train station for easy commuting

With Manchester Airport and motorway links within 11 miles, this charming period home offers the best of both worlds—a peaceful rural setting with easy access to the wider region.

Accommodation -

Ground Floor -

Entrance Hall - With exposed stone floor, original coving, column radiator.

Lounge - 11'11 x 11'6 (3.63m x 3.51m) - With solid multi-fuel burning stove in fireplace, original wooden window shutters, built-in storage and TV unit, radiator, painted original floorboards.

Dining Room - 15'2 x 12'2 (4.62m x 3.71m) - Open fireplace with attractive cast iron surround, wooden flooring, half cellar, radiator.

Kitchen - 14' x 6'9 (4.27m x 2.06m) - Fitted with Shaker style units to floor and wall with Belfast sink and under pelmet lighting, space for range style cooker with hood, integral washing machine and dishwasher, wall mounted gas fired combination central heating boiler in cupboard, partially glazed roof, stainless steel column radiator, plinth heater.

First Floor -

Landing - With access to loft via pull down loft ladder.

Bedroom 1 - 15'4 x 11'10 (4.67m x 3.61m) - With cast iron feature fireplace, large double glazed sash window, deep built-in wardrobe over stairs, radiator, painted original floorboards.

Bedroom 2 - 12'3 x 12'1 (3.73m x 3.68m) - With radiator, ceiling spotlights, painted original floorboards and fully fitted wardrobes offering extensive storage and a Victorian feature fireplace.

Bathroom /Wc - A large room with elegant white suite comprising large free-standing bath, separate shower enclosure, wash basin in vanity unit and WC, tiled floor, ceiling spotlights, stainless steel feature radiator.

Outside - Passageway To Side - leading to enclosed cottage garden to the rear.

SERVICES: All mains services are connected.

TENURE: Freehold and free from chief rent.

COUNCIL TAX : BAND 'B'

PRICE OFFERS OVER: £385,000

VIEWING: By appointment with the AGENTS Michael Hart & Company, Bollington office 01625 575578.

DIRECTIONS: From our Bollington office travel along Wellington Road towards Pott Shrigley. After passing under the first bridge turn next left into Adlington Road. Continue down the road and the property

SURVEYS AND VALUATIONS

Should you require a Valuation, RICS Level 2 (Homebuyers) Survey and Valuation, or a Level 3 (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.

