



**Stunning Period Property**

**Four Generous Bedrooms**

**Established South Westerly Facing Garden**

**Three Reception Rooms**

**Family Bathroom & En-Suite**

**Superb Village Location**



## Introduction

A fabulous opportunity to acquire this beautiful period property, having been thoughtfully extended and reconfigured by the current owners to preserve the charm and character you would expect from the period, yet designed to accommodate today's contemporary living. Set off the main road, in its own little street of only eight properties. The location is perfect for village life, with the centre and all amenities being a short flat walk away. Delivering deceptively spacious accommodation, with three delightful reception rooms, and a stunning open plan dining kitchen. Completed with four generous bedrooms, with the master boasting a substantial en-suite shower room. The tour starts with the entrance hallway, leading to both the family room and dining area. The heart of any home is the kitchen, this will not disappoint, designed for today's modern living with a fabulous kitchen, offering an extensive range of attractive shaker style units with matching central island all sitting open plan to the pretty dining room. The lounge enjoys a dual aspect with French doors opening to a courtyard area and rear south facing garden. Two further reception rooms are ideal for a study/home office and a family/playroom if required. The ground floor is completed with a sizeable utility room, boot/coat room and separate WC. The L-shaped first floor landing leads to most rooms. The master is a fabulous size with built in wardrobes and access to the spacious three-piece en-suite shower room. The three remaining generous bedrooms are serviced by a generous sized four-piece family bathroom. Externally: The front aspect provides private parking to the front and side of the property. The rear garden enjoys a south westerly facing aspect, the substantial paved patio delivers the ideal place for summer entertaining or just to sit and enjoy the garden.

Established flowers beds are scattered around the lawn area.

EPC Rating D

Council Tax – C – Cheshire East

Tenure – Freehold

## ACCOMMODATION

### Entrance Hallway

The useful front storm porch leads to the main front entrance, the attractive front door opens to the welcoming hallway, which gives access to both family room and dining area. Completed with stairs ascending to the first floor.

### Open Plan Dining Room / Kitchen

#### Dining Area 12' 9" x 11' 6" (3.88m x 3.50m)

Sitting open plan to the kitchen is the lovely dining area with many points of interest to include the open downstairs area, and the feature chimney breast with exposed Cheshire brick arch over the open recess with tiled hearth. From the dining area double part glazed doors open to the family room with a further door leading to the main lounge. Completed with dado rails to two walls and attractive flooring which flows through to the kitchen.

#### Kitchen 10' 11" x 17' 5" (3.32m x 5.30m)

A superbly planned kitchen, offering a fabulous range of attractive Shaker style wall, drawer and base level units to offer plentiful storage, contrasting work surfaces flow round to deliver ample preparation space and home to the inset one and a half ceramic single drainer sink unit with charming chrome Victorian style mixer tapware. The eye-catching central sizeable island supplies even more storage with the same Shaker style drawer and base units, yet with an eye-catching granite worktop, to serve a more relaxing breakfast bar seating area. The range of integrated appliances include: Zanussi double oven and grill with four ring electric hob, with glass splash back leading to the pull out extractor. Integrated larder style fridge/freezer, built in combination microwave and integrated dishwasher. This lovely kitchen is completed with the continuation of the attractive flooring, windows to both rear and side aspects, allowing natural light to fill the space, along with a part glazed door giving external access.

#### Utility Room 8' 0" x 7' 10" (2.44m x 2.39m)

The generous sized utility delivers further storage with a range of wall, drawer and base level units, with contrasting work-surfaces flowing round and home to the inset single drainer sink unit with chrome mixer tapware. Completed with wall mounted Worcester gas central heating boiler and door to boot/coat room.

#### Coat/Boot Room 4' 9" x 4' 4" (1.45m x 1.32m)

A fabulous room to hide away coats and shoes, along with giving access to the ground floor WC.

#### WC 4' 9" x 3' 2" (1.45m x 0.96m)

Delivering a low level WC. Completed with shelving and window to rear aspect.

#### Family Room 10' 3" x 11' 1" Maximum (3.12m x 3.38m)

A lovely room located to the front aspect, formally the main lounge. A most versatile room, ideal family or play room accessed via double doors from the dining area. The smart sash style window allows natural light to fill the space. Completed with a central chimney breast home to the striking cast iron fire surround with tiled inset detail and stone hearth, bringing a focal point to the room.

#### Lounge 13' 8" x 11' 0" (4.16m x 3.35m)

Being part of the thoughtfully planned extension is the main lounge, enjoying a dual aspect with window to the side aspect and french doors opening onto the paved courtyard and sunny south westerly facing rear garden. Completed with access to the study.

#### Study 8' 1" x 11' 0" (2.46m x 3.35m)

Enjoying a dual aspect with sash style window to the front aspect and further window to the side, both allowing natural light to fill the room.

### First Floor Landing

The split L-shaped landing gives access to most rooms, completed with balustrade flowing round to bedroom two.

#### Master Bedroom 14' 11" Max to back of wardrobe x 11' 0" (4.54m x 3.35m)

A most enviable sized main room with twin double wardrobes providing ample shelving and hanging rail space. Completed with window to rear aspect, door to en-suite and further door to reveal a clever cosmetic shelved storage cupboard.

#### Master En-suite 6' 10" x 10' 11" (2.08m x 3.32m)

A fabulous sized en-suite, delivering a matching three-piece suite to comprise: Wide corner step in shower with mains mixer shower and complimentary tiled walls with inset mosaic detail. Low level WC and pedestal hand wash basin with chrome Victorian style tapware. Completed with sash style window to front aspect and smart Victorian style radiator.

#### Bedroom Two 10' 3" x 14' 9" (3.12m x 4.49m)

A splendid sized second bedroom located to the front aspect, with sash style window and feature chimney breast.

### **Bedroom Three** 10' 10" x 8' 6" (3.30m x 2.59m)

The step down leads to this lovely bright, airy room located to the rear aspect.

### **Bedroom Four** 10' 7" x 8' 6" (3.22m x 2.59m)

A step down leads to the fourth good size bedroom which is located to the rear aspect.

### **Family Bathroom** 7' 11" x 8' 3" (2.41m x 2.51m)

The super-size family bathroom delivers a matching four-piece suite to comprise: Panelled bath with Victorian style tapware, sizable corner quadrant style shower unit with mains mixer shower, low level WC and pedestal hand wash basin with Victorian style tapware. Completed with eye-catching part tiled walls and smart vertical radiator.

### **Externally**

The front aspect provides parking to both the front and side, with gated access leading to the rear garden. The rear garden enjoys a south westerly facing aspect with the extensive paved patio providing several seating areas ideal for summer Alfresco dining and entertaining. Thoughtfully planted flower beds add splashes of colour and lead to the lawn area.



### **Location**

Holmes Chapel is a popular sought after Cheshire village, with an attractive centre offering a comprehensive range of day to day shopping needs with an array of individual shops and larger high street names. Set in some lovely surrounding Cheshire countryside, ideal for the keen walker with the Dane Valley on the door step. Holmes Chapel benefits from two highly regarded primary schools and secondary school, a number of pubs/restaurants can be found in and around the village. For the commuter the nearby railway station provides a regular service to Manchester, Manchester Airport and Crewe main line stations. Access to the North West motorway network can be found at Junction 18 of the M6 motorway.

### **Tenure**

We have been informed the property is Freehold.  
Correct at the time of listing.  
We recommend you check these details with your  
Solicitor/Conveyancer

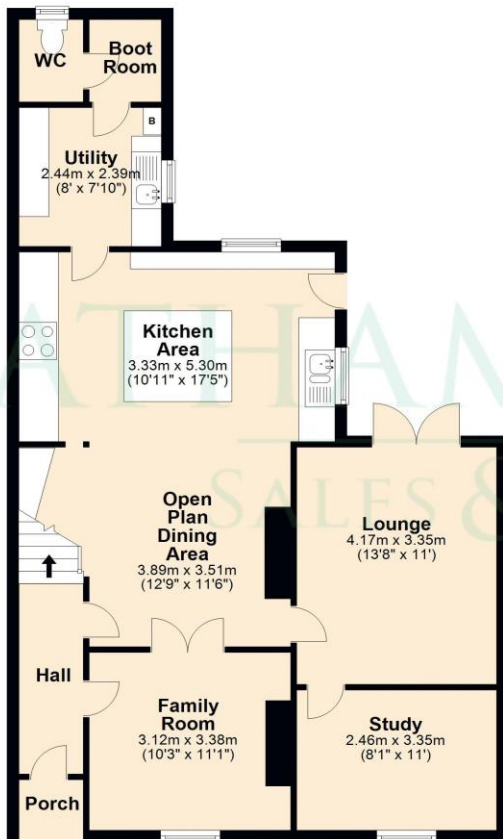


## Directions

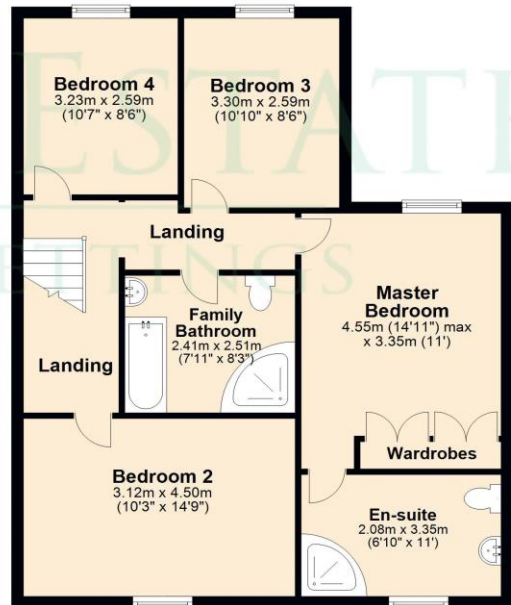
From our office 16 The Square, CW4 7AB travel to the mini roundabouts. Take the third exit onto Macclesfield Road, travel along Macclesfield Road, where the property can be found on the right hand side. Easily identified by our Latham Estates For Sale Board. Post Code CW4 7NQ Viewing Strictly by Appointment



Ground Floor



First Floor



All Measurements are approximate. Not to scale. Created for illustrated purposes only. Created on PlanUp 2016 for Latham Estates Sales & Lettings. Plan produced using PlanUp.

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Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017

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.