



**GASCOIGNE
HALMAN**

YEW TREE COTTAGE, CHURCH LANE, NORTH RODE

THE AREAS LEADING ESTATE AGENT



YEW TREE COTTAGE, CHURCH LANE, NORTH RODE

An outstanding country house, together with a oak framed annexe, enjoying a private rural position and set within mature gardens extending to 1/3 acre (approx).

North Rode is a charming rural community between the market towns of Macclesfield and Congleton, with a church, nursery school and with a number of fantastic country pubs just a short drive away. Both towns provide a comprehensive range of shops, varied social and recreational amenities and good schools for children of all ages. For the commuter, Manchester International Airport and its connection with the North West motorway network are approximately thirty minutes away by car. Macclesfield station is just fifteen minutes away and provides fast and frequent Intercity and commuter links with Manchester, London and the surrounding business centres. North Road is located on the edge of the Peak District therefore ideal for those with an enthusiasm for outdoors activities such as walking, trail running and cycling.





DESCRIPTION

Built of timber and rendered brick under a slate roof and believed to originally date back to the 16th C. Yew Tree Cottage is a delightful and substantial country property which has been imaginatively extended and improved to create a stunning modern family home, which sympathetically combines many of the properties original features with numerous modern embellishments.

Set at the heart of stunning well planted grounds extending to 0.326 acres (approx) which are bordered by Cow Brook and surround by open countryside. Yew Tree Cottage is approached by electric double gates and is bound to appeal to those looking to enjoy a rural lifestyle while remaining close to many local amenities.

In brief the accommodation comprises; entrance porch, entrance hall with original timber beams. Fantastic open plan living Kitchen which forms the real heart of the home with bespoke 'in frame' cupboards and a granite topped island, a Rayburn and integrated appliances, including a NEFF electric oven. A dual aspect dining room features an original range and the generous lounge includes a wood burning stove, exposed Cheshire brick chimney breast and two sets of French doors to the rear garden. A downstairs WC, utility/boot room complete the ground floor accommodation.

To the first floor there are four generous double bedrooms and a well appointed family bathroom. The master boasts a feature vaulted ceiling, fitted wardrobes and a modern ensuite bathroom.

Externally a gated block paved driveway provides parking access to the double garage (with generous loft space) and oak framed car port. To the rear the gardens are mainly laid to lawn with well planted borders, mature trees and bushes. The tree house, in ground trampoline and hot tub will be of particular appeal to those with families. As previously mentioned the garden borders Cow Brook.

The separate oak framed annex, of particular architectural merit provides a fantastic home office or guest accommodation and benefits from its own shower room and space for a kitchenette.

Please note that the current owners have recently installed timber windows throughout.

DIRECTIONS

SAT NAV: CW12 2PE

TENURE

Freehold

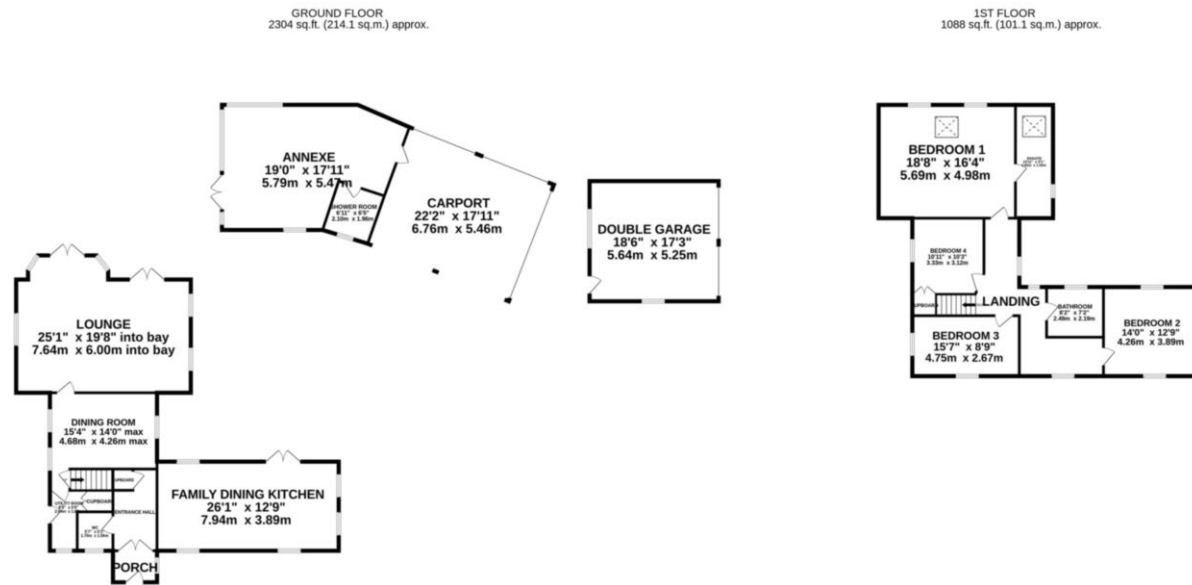
LOCAL AUTHORITY

Cheshire East Country Council. Tax Band: G.

VIEWINGS

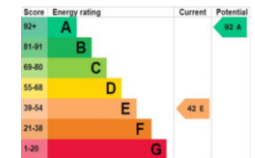
Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC



TOTAL FLOOR AREA: 3392 sq.ft. (315.1 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
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