



**GASCOIGNE
HALMAN**

CEDAR LODGE, SHRIGLEY ROAD, POTT SHRIGLEY

THE AREAS LEADING ESTATE AGENT



CEDAR LODGE, SHRIGLEY ROAD, POTT SHRIGLEY

A unique detached property, nestled in an extraordinary location on the edge of the Peak District, offering a rare blend of countryside living and convenience.

The immediate area is of a delightful rural nature with Pott Shrigley, a special rural community dominated by the attractive church, yet offering easy access to the facilities of the area with Poynton and Bollington villages close at hand. The area is accessible to Manchester Airport, the north west motorway network, and the Peak District National Park, and is also well served by educational and recreational facilities.





DESCRIPTION

This unique property is set within 0.6 acres (approx.) and is surrounded by open fields and farmland. Within walking distance of the Macclesfield Canal, The Middlewood Way, and the western entrance to Lyme Park, the appeal of this location is immediately evident. Cedar Lodge provides an ideal opportunity for those seeking a rural lifestyle, yet it remains within easy reach of Poynton's shops, cafes, and essential services, making everyday conveniences readily accessible. This setting will delight outdoor enthusiasts, or anyone who values rural living.

Approaching the property, the attractive driveway, lined by gardens and mature trees, enhances the sense of arrival, while also offering ample parking and access to the double garage. The generous reception hall is welcoming and features an elegant wrought iron spiral staircase that leads to the first floor.

The lounge, a centrepiece of this property, benefits from a Yeoman wood-burning stove that adds both warmth and charm, while large picture windows showcase views over the neighbouring fields. Adjacent, the family dining space is a highlight of the home. With windows and doors on all sides, bringing the outside in, a vaulted ceiling amplifies the light and space.

The kitchen, connected to the dining space, is both stylish and functional. Recently modernised by the current owners, it features high-gloss cabinetry, Corian worktops, and quality integrated appliances.

The ground floor also hosts the master bedroom suite, designed with privacy and comfort in mind. It includes a large walk-in dressing area with custom wardrobes and benefits from scenic views to both the front and rear. This suite could be split into two bedrooms if additional bedroom space is required. A further double bedroom on this floor features doors that open directly onto the rear garden. The main bathroom, recently refitted, offers a walk-in shower and a bathtub, balancing style with comfort.

Upstairs, a further spacious bedroom offers elevated views across the gardens and the stunning countryside beyond. This room includes an en suite WC and provides access to a large loft storage space, offering future potential for conversion if desired.

The true essence of Cedar Lodge is captured outdoors, where the gardens provide a constantly changing canvas of seasonal colour. The gardens are intersected by the picturesque brook. Two bridges link the garden areas. The rear garden features expansive lawns, inviting patios, and a variety of carefully chosen trees and shrubs, as well as a detached summer house with a Cedar shingle roof.

This exceptional location is further enhanced by thoughtful updates to the property, including a recently replaced roof and a waste treatment system that meets modern regulations. Cedar Lodge is more than a home; it's a lifestyle opportunity, offering a blend of countryside beauty and the comforts of modern living in a peaceful location. For those seeking a rural retreat that remains connected to the vibrancy of village life, Cedar Lodge presents an unmatched opportunity.

DIRECTIONS

SAT NAV: SK10 5SG

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East Council

TAX BAND

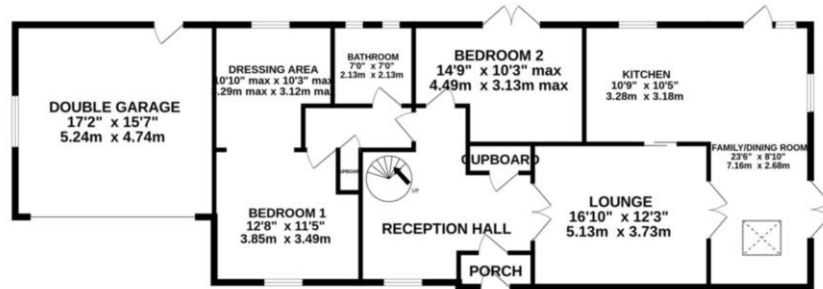
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VIEWINGS

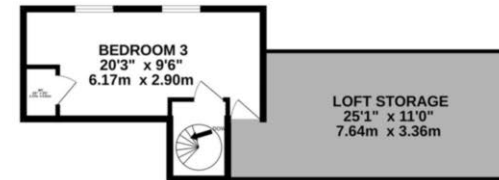
Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC

GROUND FLOOR
1443 sq.ft. (134.1 sq.m.) approx.

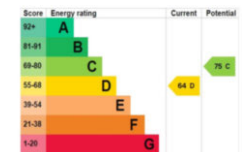


1ST FLOOR
223 sq.ft. (20.7 sq.m.) approx.



TOTAL FLOOR AREA : 1666 sq.ft. (154.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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