



**GASCOIGNE
HALMAN**

HOLLY COTTAGE, SIDDINGTON, CHESHIRE

THE AREAS LEADING ESTATE AGENT



HOLLY COTTAGE, SIDDINGTON, CHESHIRE

A spacious family home, set at the heart of grounds extending to 0.7 acres (approx) surrounded by open farmland, offering semi-rural living yet remaining close to local amenities. NO ONWARD CHAIN.

Set within the heart of the Cheshire countryside, Siddington is a highly regarded semi-rural hamlet offering an exceptional balance of peace, privacy, and connectivity. Surrounded by open farmland and rolling landscapes, the area is ideal for those seeking a quieter lifestyle while remaining within easy reach of neighbouring villages, market towns, and commuter routes.



Nearby Alderley Edge offers a wide range of high quality shops and restaurants. There are a range of social and recreational facilities, and local schools cater for children of all ages. More extensive facilities are available in Wilmslow & Macclesfield. Marks & Spencer, Tesco and John Lewis are a short drive away. Siddington is well placed for easy access to Manchester and Stockport, the M56 is accessible at Ringway and the M6 at Holmes Chapel. Alderley Edge train station offers a fast electric commuter service with Inter City links available in Wilmslow & Macclesfield. Manchester International Airport is only a short drive away.



DESCRIPTION

Holly Cottage is an elegant and substantial detached country home, extending to approximately 2,576 sq ft and occupying an enviable standalone position within around 0.7 acres (approx.) of landscaped private grounds. Surrounded by open countryside and offering exceptional privacy, the property combines refined accommodation with an idyllic rural setting, creating an offering of rare quality and distinction.

A gated entrance opens onto a York stone driveway, immediately setting the tone and providing extensive parking, together with access to a detached carport and a generous double garage. The house is discreetly positioned well back from the road, framed by mature trees and established hedgerow, ensuring a peaceful and secluded environment.

The property itself features attractive elevations beneath a slate-tiled roof, offering timeless appeal and a strong architectural presence. Double entrance doors lead into a welcoming porch and onward into an impressive reception hall, a beautifully proportioned space that provides a sense of arrival and serves as the centre of the home, with access to all principal ground-floor accommodation and the staircase to the first floor.

To the rear, the principal lounge is an inviting space, centred around a feature fireplace and bathed in natural light via a large picture window that frames views across the gardens and surrounding countryside. Double doors open seamlessly into the garden room, a particularly special space with a glazed atrium roof and wide-ranging views over the grounds, offering year round enjoyment.

For more formal entertaining, the dining room enjoys a prominent position to the front of the house and is enhanced by two bay windows, creating a light-filled and gracious setting ideal for hosting family and guests.

At the heart of the home lies the family dining kitchen, this highly functional space is suited to both everyday living and entertaining on a larger scale. Featuring an extensive range of fitted wall and base units, integrated appliances and a central island, the kitchen is complemented by ample space for a large table, making it the natural hub of the home. A utility room provides further practicality and offers internal access to the double garage, while a WC completes the ground floor accommodation.

The sense of space continues to the first floor, where there are four generously proportioned double bedrooms, all enjoying open views over the gardens and countryside beyond. Two bedrooms benefit from ensuite facilities, while the remaining bedrooms are served by a shower room. Additional under-eaves storage enhances functionality.

Externally, the grounds are a defining feature of Holly Cottage. Extending to approximately 0.7 acres, the gardens have been landscaped with great care and attention to detail, offering a harmonious blend of manicured lawns, mature trees, established shrubs and well-stocked borders. A Yorkstone patio to the rear provides a superb setting for outside dining and entertaining, with open views across the grounds. Beyond the formal garden lies a former vegetable garden, together with a greenhouse and shed, offering further scope for gardening or lifestyle pursuits.

Enjoying a tranquil rural position yet remaining highly accessible, Holly Cottage offers an exceptional lifestyle opportunity. Offered for sale with no onward chain, this is a truly distinguished country home, private, spacious and well appointed, set within an outstanding natural setting.

DIRECTIONS

SAT NAV: SK11 9LH

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East Council

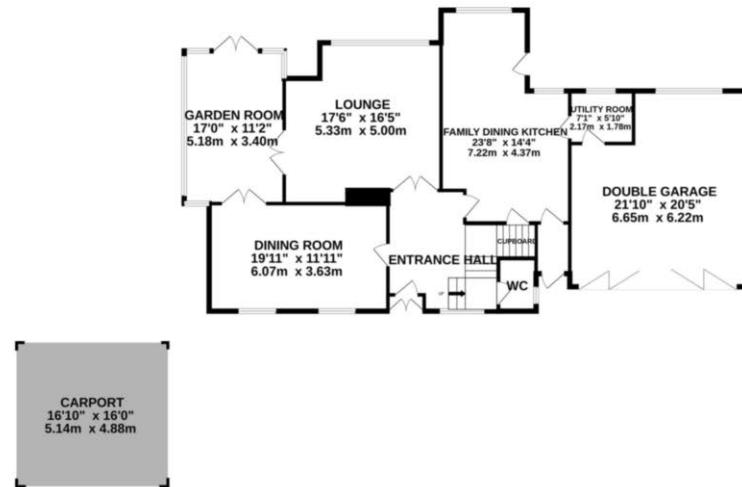
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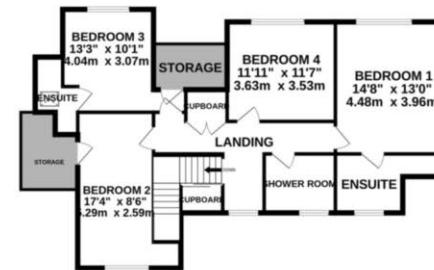
VIEWINGS

Viewing strictly by appointment through the Agents

GROUND FLOOR
1647 sq.ft. (153.0 sq.m.) approx.



1ST FLOOR
929 sq.ft. (86.3 sq.m.) approx.



TOTAL FLOOR AREA: 2576 sq.ft. (239.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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