



GASCOIGNE HALMAN

PEPPER COTTAGE, CHURCH BROW, BOWDON

THE AREAS LEADING ESTATE AGENT



PEPPER COTTAGE, CHURCH BROW, BOWDON

£500,000

A stunning, Grade II listed period cottage which has been re-modelled and fully modernised, whilst retaining its original charm and character throughout. Ideally located close to Hale Village with its excellent range of amenities and Altrincham Town Centre with public transport links. Lounge, dining kitchen, two bedrooms and family bathroom. Landscaped gardens to the rear.





Pepper Cottage was originally a Dunham Massey workers cottage, having been built in 1720 and lying within the heart of Bowdon. This locally renowned and iconic end-terraced property is presented to a very high standard throughout and is within close proximity of excellent local amenities, state schools and private schools, public transport links and Hale village. The current owners have sympathetically, modernised the property including new bespoke windows throughout and patio doors to the rear, whilst retaining many original features, which enhances the overall feel once inside the cottage. The accommodation is arranged over two floors featuring a lounge with a log burner and a beamed ceiling leading to an inner hallway with cloaks store and under stair cupboard. A ground floor family bathroom with space for washer/dryer and stylish, dining kitchen with views and direct access to the delightful rear garden. On the first floor are two double bedrooms with particularly nice views of the church and surroundings. Externally there is a larger than expected and beautifully maintained, landscaped garden with mature shrubbery and foliage including planning permission for an office pod in the rear garden. A beautiful "chocolate box cottage" which must be seen to be appreciated.

DIRECTIONS

From our Hale Office travel along Ashley Road in the direction of Altrincham, crossing over the railway crossing to the crossroads. Continue on to Stamford Road proceeding to the top of the hill and pass St Mary's Church on the left hand. Church Brow is the next turning on the left hand side and Pepper Cottage can be found a short distance along on the right hand side, clearly marked by a Gascoigne Halman for sale board.

LOCATION

Hale is a vibrant village renowned for its specialist shops, services and restaurants which are within a reasonable walking distance of the property. Hale railway station offers links with Knutsford, and further afield to Chester. Hale and its surrounding towns and villages are particularly favoured, having good commuter links into Manchester City Centre and Salford Quays via the Metrolink facility at Altrincham station. The access point to the North West motorway network and Manchester International Airport are also a short driving time away. Altrincham provides a range of comprehensive shopping needs including a large number of retail outlets such as Marks and Spencer, Boots. The Trafford Centre is easily accessed via the M60. Trafford is also well known for its excellent schooling, both in the state and private sectors. Indeed, there are several good schools nearby to suit children of all ages.

POSTCODE

WA14 2SF

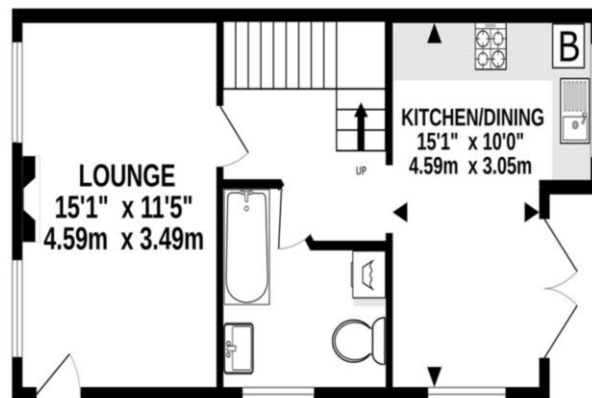
TENURE

Freehold

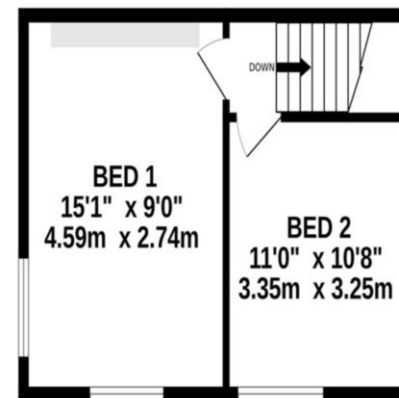
LOCAL AUTHORITY

Trafford Borough Council. Tax band E. Amount payable for 2024/2025 is £2408.84.

GROUND FLOOR
476 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 815 sq.ft. (75.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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