



**GASCOIGNE
HALMAN**

RIDGEFOOT COTTAGE, SUTTON

THE AREAS LEADING ESTATE AGENT

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Asking Price £685,000

An absolutely stunning three double bedroom semi-detached Georgian Cottage with off-road parking, charming well stocked courtyard garden and a fabulous dining/kitchen





A most handsome old English Cheshire cottage dating back to the 1820's, standing in beautiful private mature gardens with a gated driveway and a double oak framed car port.

This cottage is built from lovely old Cheshire brick with a stone roof and offers spacious and versatile accommodation which is stylishly and immaculately presented throughout.

This cottage has been maintained to exacting standards and retains many attractive original features whilst adhering to the needs of modern day living.

In brief the accommodation comprises of an entrance porch with cloak hanging space, there is a lovely original door opening through into the snug with double glazed windows to both the front and rear aspects. There is York stone flooring and this room also houses a wood burning stove.

The main lounge is a great size and has two double glazed windows to the front and French doors into the rear garden. There is lovely herringbone flooring, a wood burning stove housed on a stone hearth with a timber mantle.

The dining kitchen is of excellent proportions and has been beautifully fitted in a range of grey fronted units with quartz work surfaces. There is an Everhot range cooker, integrated dishwasher and space for a washing machine and tumble dryer to be integrated behind the grey units. This room is well lit by two velux windows, a glazed door to the rear and views over the front garden.

There is a cloakroom WC off this room which has been beautifully fitted with a WC, vanity wash basin and good amounts of storage cupboards.

On the first floor there is a good sized landing being extremely well lit with two double glazed windows to the front aspect. This gives access to all of the rooms, the Master bedroom being dual aspect with lovely original exposed beams and fireplace.

The second bedroom is a good sized double bedroom again being dual aspect and the third bedroom will accommodate a double bed.

The shower room has been beautifully fitted with a three piece suite with a large walk-in shower, bespoke vanity wash basin and low-rise WC.

Outside there is a double width driveway giving access to the attractive oak framed car port and with several sheds giving ample storage.

To the rear is a charming courtyard which has lovely herbaceous borders and is enclosed by lovely traditional brick walls and fencing. There is a good sized patio to the front the property is well-screened by mature hedging, well-stocked borders, lawned area and a summer house

From the front aspect there are spectacular views of the Cheshire hills beyond.

LOCATION

Sutton is a much sought after semi rural village boasting a host of local amenities, with the centre of Macclesfield just a short drive away.

Macclesfield is a thriving market town that provides 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 and the railway station in Macclesfield provides fast and frequent Intercity and commuter links with Manchester, London and the surrounding business centres.

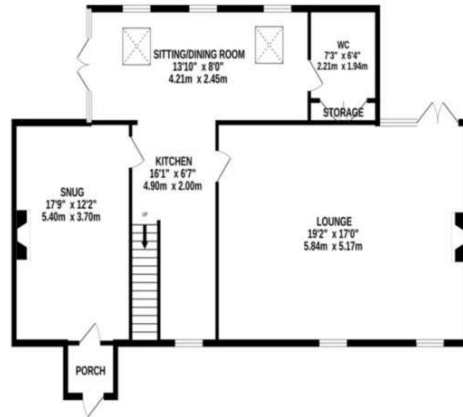
DIRECTIONS

Leaving Macclesfield on Byrons Lane towards Sutton, continue past Ye Olde Kings Head pub then take the next left onto Jarman Road. The property can be found on the right hand side just before Church Lane. POSTCODE: SK11 0HJ

KITCHEN

EPC RATING D CHESHIRE EAST BAND E

GROUND FLOOR
1285 sq.ft. (119.4 sq.m.) approx.



1ST FLOOR
958 sq.ft. (89.0 sq.m.) approx.



TOTAL FLOOR AREA: 2242 sq.ft. (208.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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