



**GASCOIGNE
HALMAN**

58 GRIMSHAW LANE, GRIMSHAW LANE,
BOLLINGTON

THE AREAS LEADING ESTATE AGENT



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695,000.00

A fabulous grade II listed detached stone built cottage offering stunning refurbished/restored accommodation full of charm with beautiful original features. Three good size bedrooms, two bathroom and good amounts of living accommodation. Great location, private gardens and parking.

- A Fabulous Stone Built Detached Cottage, With A Stone Roof
- Stunning Refurbished/ Restored Accommodation Throughout

- Good Size Living Accommodation With A Lounge Study, Family Room And A Dining Kitchen
- Three Double Bedrooms And Two Bathrooms
- High Quality Fitting Throughout
- Full Of Charm And Character
- Great Location In Bollington
- Off Road Parking And Private Gardens





Dating back to the fifteen hundreds, this most attractive, three double bedroom, two bathroom, stone built cottage sits under a lovely stone roof and being full of charm and character throughout with many period features, such as the beams and the stone staircase. Beautifully renovated to high standards, this cottage offers stylish accommodation throughout of which is ready to move into and enjoy. The cottage stands in a lovely private gardens and all being situated in this very sought after location in Bollington.

The accommodation of which is warmed via gas fired central heating and having double glazing, comprises of an entrance hall, fabulous original beams, stone staircase to the first floor, fantastic part panelled walls and oak flooring. There is a cloakroom WC, fitted in a attractive period suite with part panelled walls and a part stone wall, with a fabulous beam. The mainly lounge is a lovely light room with the french doors to the side, window to the front, fantastic exposed beams and a stone fireplace housing a wood burning stove. There is a study or snug room with windows and garden access. There is also a good size built-in storage cupboard. This house works extremely well with the family room with wonderful exposed beams, dual aspect room and having a stone built fireplace, housing a wood burning stove, bespoke fitted units with seating and this opens straight through into the good sized open plan dining kitchen.

This room has been extended and beautifully refitted by the current owners and having a range of quality units with quartz worksurfaces and oak flooring. This room is extremely light with the four Velux windows, french doors onto the garden and further window to the rear. Off this kitchen is the pantry fitted in a range of bespoke shelving units, this also houses the gas fired central heating boiler, which was fitted in 2023. There is a useful rear porch, stable door to the front, a range of bespoke cupboards, ideal for hanging and storage.

On the first floor, there is the landing again full of charm and character with the exposed beams. A good sized airing cupboard. The master bedroom, having high ceiling with exposed beams, window to the front aspect, lovely bespoke range of fitted wardrobes. Beyond is the en suite bathroom, having a free standing bath with a shower over, there is a window to the rear. The two further bedrooms are also good sized doubles and there is a beautifully fitted main shower room.

Outside, the cottage stands in private gardens. To the front there is off road parking for one maybe two cars, there is a lawn area, screened from the front via laurel hedging. To the left hand side, the garden is enclosed via a dry stone wall being extremely private and having a patio and lawn area. To the right hand side, there is a lovely tiered garden again with dry stone walling and a seating area.

DIRECTIONS

Postcode For Satnav: SK10 5LY

LOCATION

Bollington is a picturesque village, offering a range of local amenities, located within short driving distance to the Peak District and Macclesfield town centre. 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.

TENURE

Freehold

LOCAL AUTHORITY & EPC

Cheshire East Band F

EPC - not needed as Grade II listed



TOTAL: 1589 sq. ft, 148 m²
 FLOOR 1: 968 sq. ft, 90 m², FLOOR 2: 621 sq. ft, 58 m²
 Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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