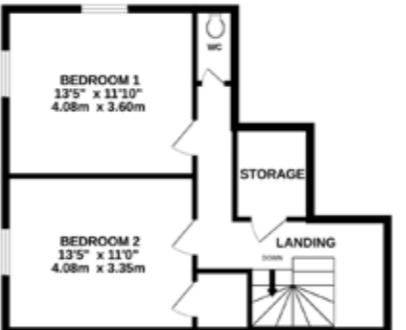


GROUND FLOOR
938 sq ft. (87.1 sq.m.) approx.1ST FLOOR
490 sq ft. (45.5 sq.m.) approx.

TOTAL FLOOR AREA : 1428 sq ft. (132.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metrixpix ©2024



NOTICE

Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Prestbury

8 The Village, PRESTBURY SK10 4DG

01625 827467 prestbury@gascoignehalman.co.ukgascoignehalman.co.uk

A beautifully 16th century, grade 2 listed semi-detached cottage, benefiting from outstanding views over open countryside.

GASCOIGNE HALMAN



- 16TH CENTURY, GRADE TWO LISTED COTTAGE
- PEACEFUL RURAL LOCATION
- TWO DOUBLE BEDROOMS

- BEAUTIFUL MATURE AND LANDSCAPED GARDENS
- DETACHED GARAGE

£ 432,500

COPHURST

Shrigley Road, Pott Shrigley



DESCRIPTION

This charming cottage is full of character and offers a fantastic wrap-around, cottage gardens with the opportunity to modernise. In brief, the property consists of an entrance hall with lounge which offers a beautiful bay window and fireplace and sitting room with a side door for access to the side garden. Additionally, a breakfast kitchen with pantry and bathroom located on the ground floor. To the first floor, two excellent sizes double bedrooms, both with fitted wardrobe space, a separate WC and plenty of storage space over the stairs and in the eaves.

Externally the property offers a delightful wrap around garden with a fantastic flower coverage at the front of the house. Outside the kitchen door is more of a paved, private and enclosed garden, whilst to the opposite side, a small but beautiful landscaped grassed area. There is also a single detached garage with off road parking for two cars at the front of the house.

LOCATION

The historical Village of Prestbury is regarded as one of the most picturesque villages in Cheshire. Suitable for a broad demographic the Village boasts excellent access to all the amenities of the general area ; Railway Station, Local shops, Restaurants & Bars/Pubs, a highly regarded Primary School, Tennis Club & Prestbury Golf Club to name a few. Alderley Edge & Wilmslow are only a very short distance away offering more comprehensive facilities and the town of Macclesfield is a very short distance with a direct link to London Euston in approx. 1 hour 40 mins. Manchester Airport and the motorway network are within 20 minutes drive.

DIRECTIONS

SAT NAV - POSTCODE - SK10 5SE
TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East - Council Tax Band F

VIEWING

Viewing strictly by appointment through the Agents.