



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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Reddy Cottage Reddy Lane

Millington, Altrincham, WA14 3RB



£1,350,000

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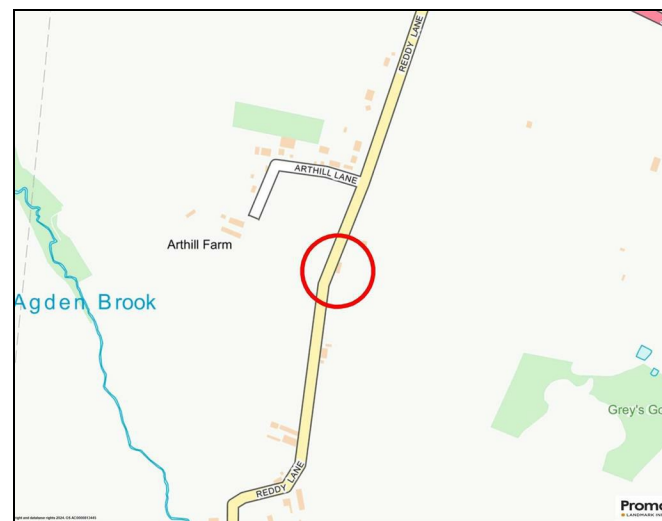
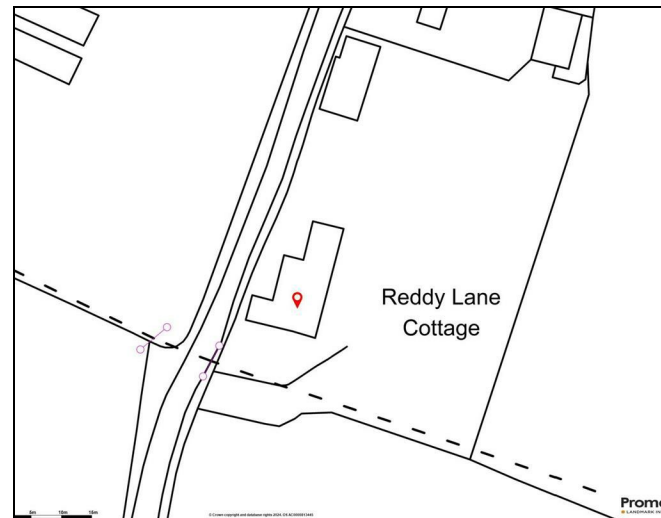


energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------|---|-------|
| Very energy efficient - lower running costs | Worst | Very environmentally friendly - lower CO ₂ emissions | Worst |
| 92 plus A | | 10 plus A | |
| 81-91 B | | 10-15 B | |
| 69-80 C | | 16-20 C | |
| 55-68 D | | 21-25 D | |
| 44-54 E | | 26-30 E | |
| 35-43 F | | 31-35 F | |
| 2-34 G | | 36-40 G | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |

England & Wales EU Directive 2002/91/EC



overview

AN ENORMOUSLY ATTRACTIVE AND WELL PROPORTIONED DETACHED FAMILY HOME STANDING ON A FANTASTIC 0.60 ACRE GARDEN PLOT BORDERING OPEN FIELDS AND LOCATED WITHIN WALKING DISTANCE TO DUNHAM MASSEY AND EQUIDISTANT TO ALTRINCHAM TOWN CENTRE, LYMM AND KNUTSFORD. 3119SQFT

Porch. Hall. WC. Lounge. Sitting Room/Study. Fantastic 500sqft Live In Kitchen. Utility. Boot Room. Four Bedrooms. Two Bathrooms. Driveway. Double Garage. Workshop Stunning Gardens.



in detail

An enormously attractive and well proportioned Detached cottage style property enjoying a fabulous position and standing on a 0.60 acre Garden plot bordering onto extensive open fields within this delightful semi rural location on Reddy Lane, Little Bollington.

The location is excellent, whilst being semi rural is approximately equidistant to Altrincham Town Centre, its facilities, the popular Market Quarter and The Metrolink, as well as Lymm and Knutsford, as such providing access to a choice of excellent local schools. In addition, just a two minutes drive from the M56 motorway.

There are delightful country walks on the doorstep towards Dunham Massey and the canal, with the renowned Swan With Two Nicks Country Pub within walking distance.

The property offers well-appointed family accommodation arranged over Two Floors extending to approximately 3100 square feet, including a substantial Garage Outbuilding and provides Three Reception Areas to the Ground Floor, in addition to a fantastic 500 square foot Live in Kitchen plus a Utility Room and Boot Room.

To the First Floor are Four well proportioned Bedrooms served by Two Bathrooms, including a Principal Bedroom Suite of Bedrooms, Dressing Area and En Suite Bathroom.

Externally, the property is approached through a Farmyard Gated Entrance to a Driveway providing extensive parking and leading to the substantial Double Garage and Workshop Outbuilding.

The Garden are wonderful with a substantial lawned area with maturely stocked borders and overlooking the surrounding fields and in addition with all principal rooms orientated to enjoy the aspects.

Comprising:

Timber frame Entrance Porch to Hall with wood finish flooring and wood panelled doors giving access to the Ground Floor Accommodation. A staircase returns to the First Floor.

Ground Floor WC fitted with a white suite.

Lounge. A superbly proportioned Living Room with windows and French doors enjoying aspects of and giving access to the gardens. Exposed brick fireplace feature with solid fuel burning stove fireplace.

Sitting Room/Study with a continuation of the wood flooring from the Hall and having folding doors and windows giving access to and enjoying aspects of the garden.

Fantastic 500 square foot Open Plan Live In Kitchen and Dining Area with wood finish flooring throughout. The Dining Area has a garden aspect and an opening leading through a door to the Utility Room.

The Live In Kitchen is a fantastic space, again with the continuation of the wood flooring and having a high vaulted ceiling with inset double glazed Velux skylight windows in addition to windows, French doors and folding doors enjoying fantastic aspects of and giving access to the garden.

The Kitchen is fitted with a range of painted finish, wood fronted units with worktops over arranged around a substantial central island unit incorporating a breakfast bar and sink unit. Freestanding appliances which maybe available to the incoming purchaser subject to negotiation include a stainless steel Rangemaster cooker with five ring hob, double ovens and extractor fan over, housing unit for American style fridge freezer, integrated dishwasher and wine fridge.

First Floor Landing with cottage latch doors giving access to the Bedrooms.

Principal Bedroom One. A beautifully proportioned room with windows overlooking the gardens and surrounding rural aspects. Wide opening into a Dressing Area with built in wardrobes, leading through to the:

En Suite Bathroom fitted with a white suite of freestanding claw foot bath, wash hand basin and a stand, open shower room with 'drench' shower head and wash hand basin. Two windows enjoying garden and rural views. Tiled floor.

Bedroom Two with built in wardrobes and two windows enjoying garden and rural views.

Bedroom Three with built in wardrobes and wide dormer style windows enjoying rural views.

Bedroom Four is currently utilised as a Dressing Room with a window enjoying garden and rural views.

The Bedrooms are served by the Family Bathroom which is a 'Jack and Jill' En Suite to Bedrooms Two and Three, fitted with a white suite of double ended bath with shower, wash hand basin and WC.

Externally, the property is approached through wrought iron double entrance gates to a graveled sweeping Driveway which returns across the whole of the front of the house providing generous Parking facilities and returns in front of a substantial Double Garage and Workshop/Garden Store.

The property stands on a wonderful plot extending to approximately 0.60 of an acre with the layout of the house designed to ensure that all principal rooms enjoy delightful views across the gardens and the fields beyond.

The principal Garden area is laid to a substantial expanse of lawn with deep maturely stocked borders and substantial trees providing an attractive outlook and excellent privacy. The Garden borders onto surrounding open fields.

A really fantastic rural setting for this wonderful family home.

- Freehold
- Council Tax Band G

