

*Welcome to*

2 Middlewood Cottages, Green Lane,  
Cheshire, SK12 1TJ

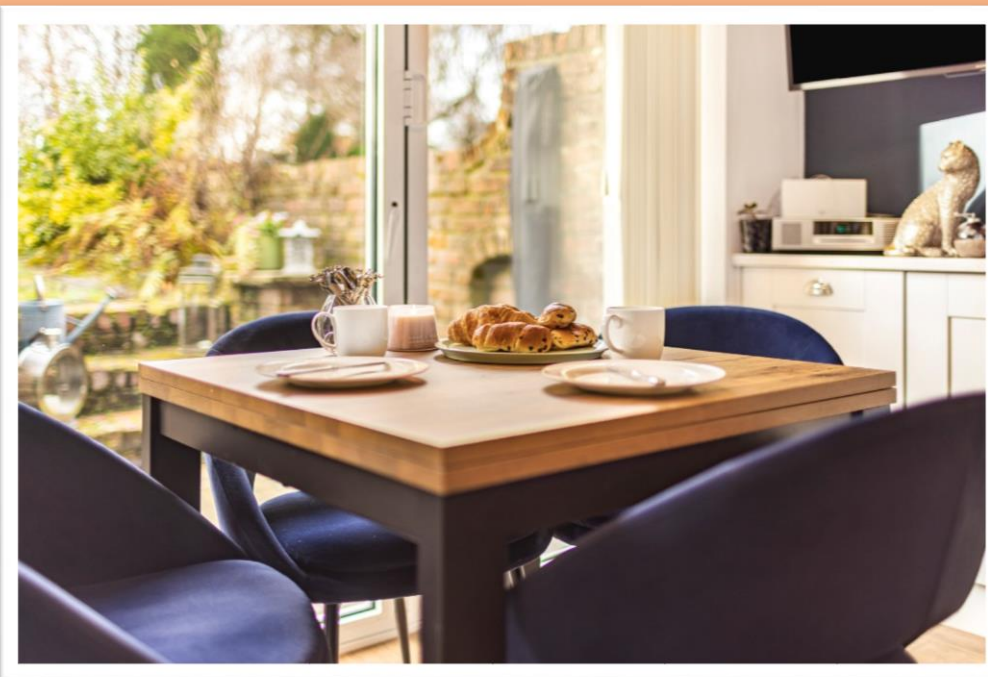
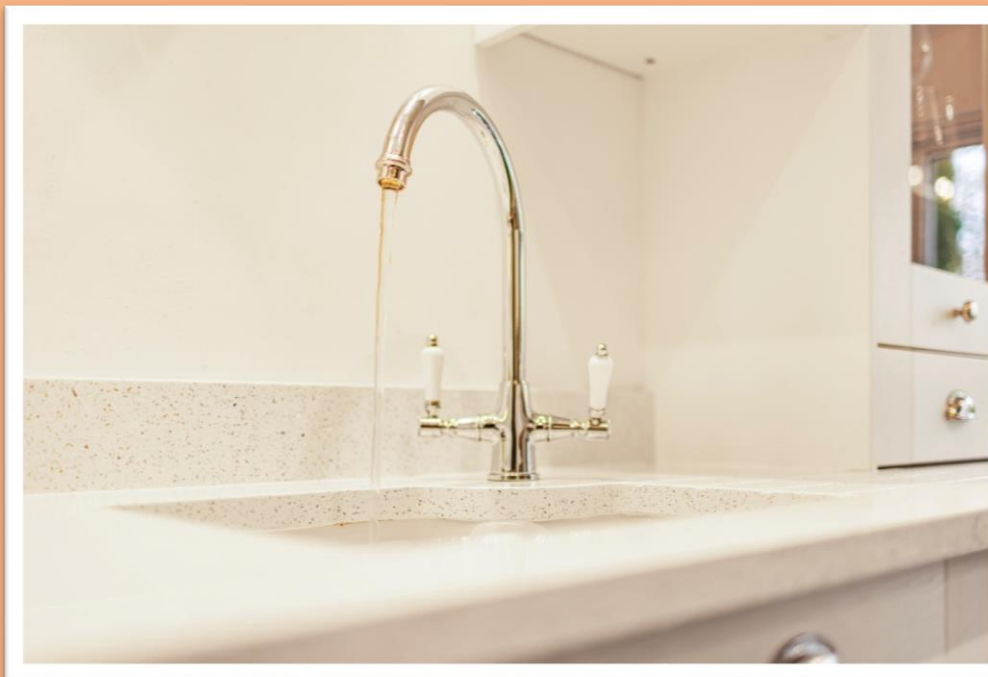




Welcome to this charming 2-bedroom country cottage, nestled in the heart of the countryside and is the perfect combination of modern living and rustic charm. This delightful cottage enjoys tranquil surroundings, stunning views towards the nearby golf course and easy access to the idyllic Middlewood Wat for countryside walks.

As you approach, a wooden canopy storm porch sets the tone for the warmth and character lying within. Step inside and you'll find a cosy lounge with feature fireplace which is the perfect retreat to relax and unwind after a day of exploring the local scenery. The heart of the home is the stylish, extensively fitted traditional kitchen, a dream for a culinary enthusiast. Boasting excellent central island and luxurious worktops, this space seamlessly blends function with flair. Built-in appliances add a touch of convenience, whilst the adjoining dining area is ideal for hosting friends or enjoying family meals. Bi-fold doors lead out to a charming sitting area, perfect for alfresco dining or a morning coffee with a view.





- Charming 2 bed country cottage
  - Serene, rural surroundings overlooking golf course
  - Easy access to country walks & idyllic Middlewood Way
- Stunning open plan dining kitchen with bi-folds leading out
  - Comfortable lounge with feature fireplace
- Principle bedroom with fitted wardrobes & private balcony
- Stylish shower room/wc - walk in rainfall shower & brass fittings
  - Courtyard, easily maintained garden
    - Off road parking
  - Beautiful interior throughout

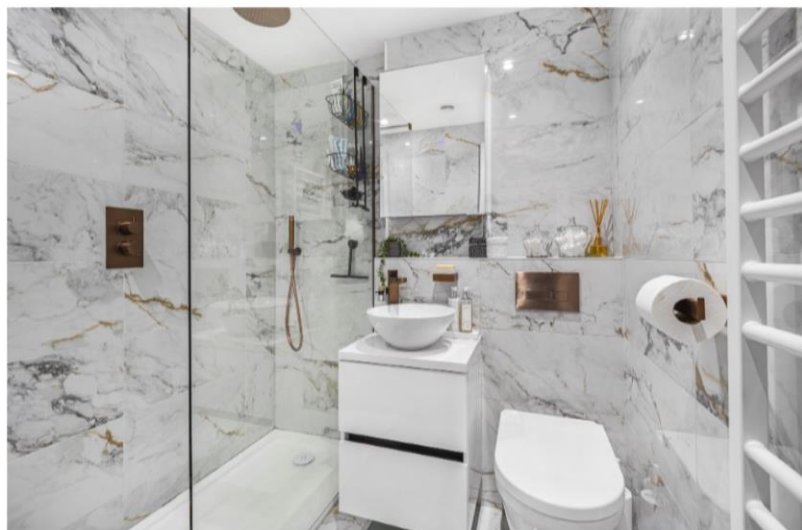






### *Upstairs...*

There are two perfectly sized bedrooms which both provide a peaceful haven and plenty of natural light. The principle bedroom is positioned to the back and benefits from fitted wardrobes and a private balcony which enjoys lovely views over the golf course. There is a stylish shower room/wc with rainfall shower and brass fixtures.







### *Outside...*

The property benefits from off road parking to the side and an easily maintained paved courtyard. Whether you're seeking a weekend escape or a peaceful home base, this property delivers on every level. Don't miss the chance to make this enchanting cottage your own – a haven of comfort, style and natural beauty.



## MORE TO EXPLORE

Poynton Village is a vibrant, historic community nestled in the heart of Cheshire, ideally situated between Stockport and Macclesfield. With roots tracing back to the coal mining industry that once defined the area, Poynton has since evolved into a lively and attractive village that seamlessly combines heritage with modern charm.

The village is known for its welcoming atmosphere and a thriving selection of independent shops, cafes, bars, and restaurants that offer unique local flavours and experiences. Families are drawn to Poynton for its strong educational offerings, with well-regarded schools serving all age groups, as well as a safe, community-oriented environment.

For those who enjoy the outdoors, Poynton is perfectly placed with access to beautiful surrounding countryside. The expansive Lyme Park, with its historic estate and scenic walking trails, is just a stone's throw away, while the Middlewood Way offers picturesque paths ideal for cycling, walking, and horse riding.

Commuters benefit from excellent connectivity, with Poynton's railway station offering a direct link to Manchester and easy access to the motorway network. Additionally, Manchester Airport is conveniently close, making travel further afield smooth and accessible.

Overall, Poynton Village is a harmonious blend of historical character, modern amenities, and natural beauty, making it an appealing choice for residents and visitors alike.





## WHERE DO I GO WHEN I NEED...



### Coffee and cake?

There are lots of amazing cafes which can be found on Park Lane and School Lane.



### Schools?

There are lots of good primary schools in the area – Worth, Vernon, Lostock Hall, Lower Park & St Paul's Catholic. All close and nearby. Poynton High School is conveniently located.



### Restaurants and drinks?

Panache is a firm local favourite, and The Farmers Arms. Enjoy drinks at The Vine Hop and The Flute & Firkin.



### Walks and park?

Poynton Pool and the Middlewood Way are both great spots to enjoy. Lyme Park is only a short distance away.



### Shops?

We are spoilt for choice when it comes to supermarkets... Aldi, Waitrose, Morrisons and a Co-op Local are all within walking distance of the village.



### Running and sports?

Enjoy local sport activities at Poynton Leisure Centre & Poynton Sports Club and why not try out park runs which are held at either Bramhall Park or Lyme Park. 9am start for a local 5k run.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

POST CODE: **SK12 1TJ**

TENURE: **FREEHOLD**

ENERGY PERFORMANCE CERTIFICATE: **D**

COUNCIL TAX BAND: **D**

SERVICES (NOT TESTED): All mains services are connected to the property.

LOCAL AUTHORITY: **Cheshire East Council**. For further information, please use:  
<https://www.cheshireeast.gov.uk/home.aspx>



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## DIRECTIONS: 2 Middlewood Cottages, Green Lane, Cheshire, SK12 1TJ

From Poynton village, head out on Park Lane until the road splits and take the left hand turning onto Middlewood Road. Continue along passing Davenport Golf Course and taking the next right turning onto Green Lane. The cottage will be located immediately on your right hand side where parking will be found.

WHAT3WORDS:  
///gold.fact.bulletins

### TO VIEW:

Call: 01625 859911 | Email: [sales@richardlowth.co.uk](mailto:sales@richardlowth.co.uk)

