



Welcome to

269 Park Lane, Poynton, Cheshire, SK12 1RJ



This charming 2-bedroom cottage has been beautifully updated throughout and perfectly combines period charm and modern living, offering the perfect retreat for those seeking a home full of character and comfort. Located just a short walk from Poynton village centre and offering a strong sense of community, this home offers a peaceful yet well-connected lifestyle in a highly desirable location.

As you step inside, you're greeted by an inviting porch which leads in a comfortable lounge, where the original black and orange tiled flooring creates an immediate sense of warmth and history. Added to this, the lounge benefits from a stunning feature log burner and fitted alcove cabinets, offering plenty of storage and displaying the owner's attention to detail. The kitchen has been recently upgraded and is a wonderful mix of traditional design and contemporary elegance with striking slate grey cabinets, white/veined quartz worktops and feature Belfast sink.





- Beautifully updated 2 bedroom cottage
- Combination of charm and modern living
- Short walk from Poynton village & offering a strong sense of community
 - Lounge with original flooring & feature log burner
 - Modern breakfast kitchen
 - Stylish bathroom with Victorian fixtures
- Landscaped rear garden & enclosed front garden
 - Parking for 2 cars
 - Field views to the rear
- Viewing highly recommended



Upstairs...

a light and airy landing leads to two generous bedrooms, both with distinctive charm. The master bedroom, which overlooks the rear, benefits from useful storage cupboards, making a peaceful and practical retreat. The second bedroom, currently used as a home office, offers plenty of space for a double bed, making it an ideal guest bedroom. The featured stained wooden flooring adds an extra layer of elegance to this already stylish room. The bathroom is a true highly, boasting classic claw-foot bath with integrated shower, all complemented by Victorian-style fixtures. It's the perfect place to relax and unwind after a busy day.





Outside...

you'll find a beautifully landscaped rear garden that overlooks picturesque field views, offering a peaceful and serene space to enjoy. There is also parking for 2 cars at the rear. The front garden is enclosed and provides great additional outdoor space. With period features, modern updates and a truly welcoming atmosphere, this cottage is a rare find.

MORE TO EXPLORE

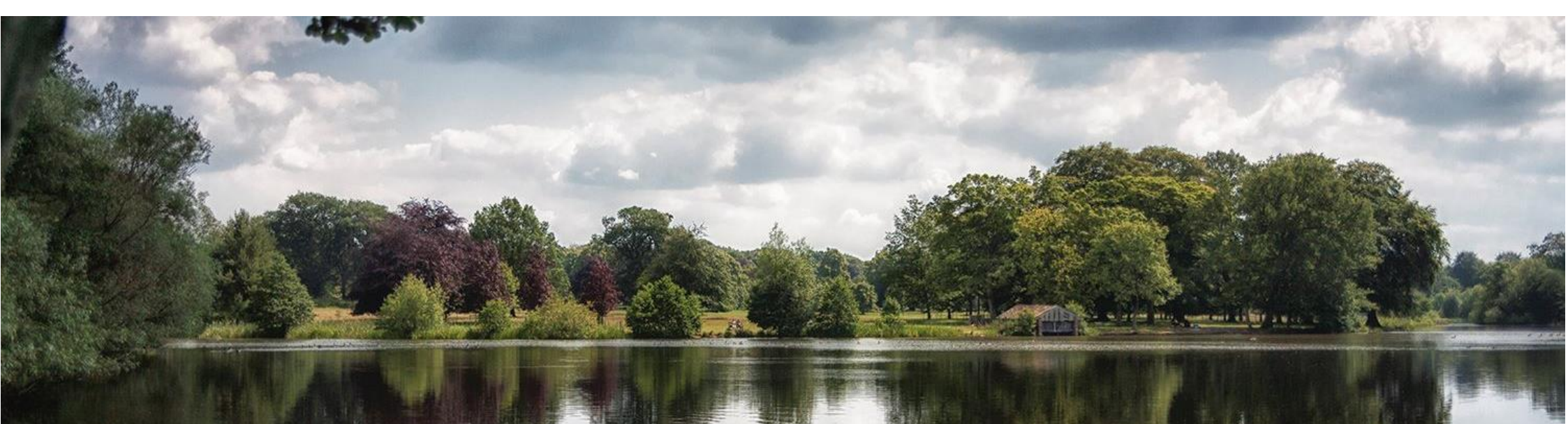
Poynton Village is a vibrant, historic community nestled in the heart of Cheshire, ideally situated between Stockport and Macclesfield. With roots tracing back to the coal mining industry that once defined the area, Poynton has since evolved into a lively and attractive village that seamlessly combines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

POST CODE: **SK12 1RJ**

TENURE: **FREEHOLD**

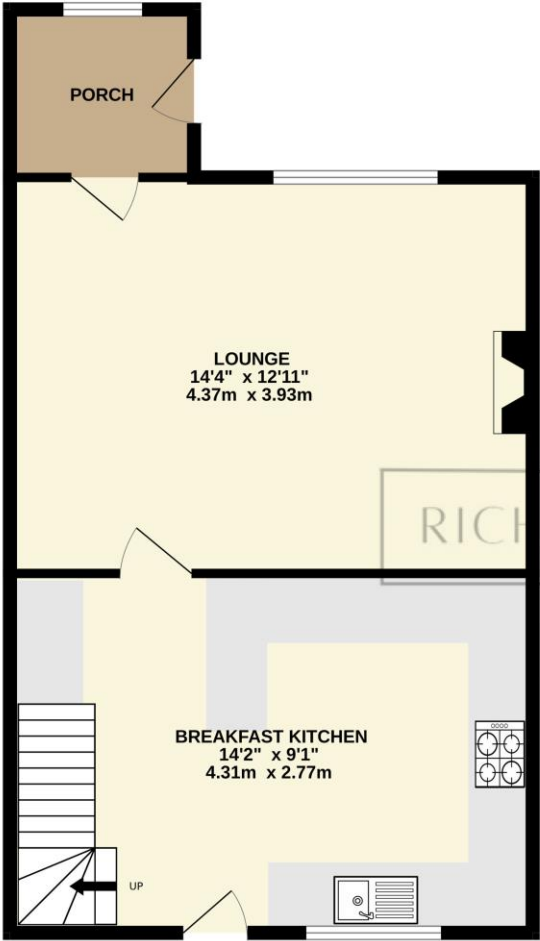
ENERGY PERFORMANCE CERTIFICATE: **TBC**

COUNCIL TAX BAND: **C**

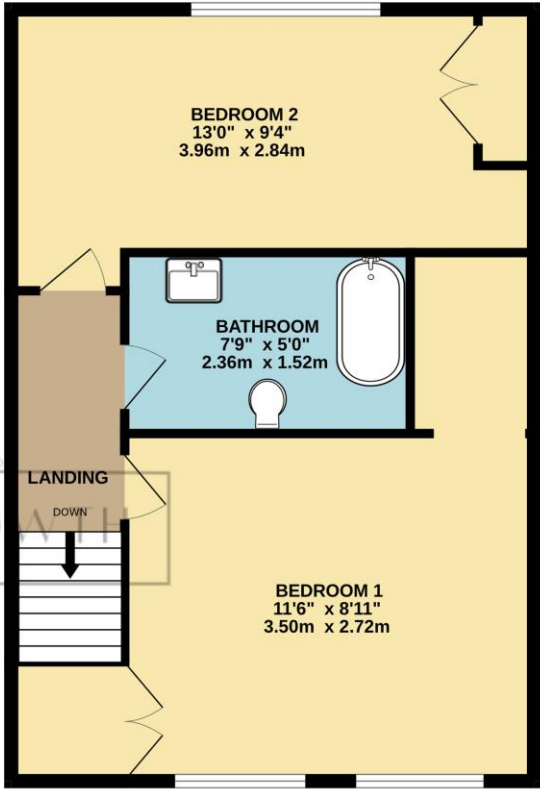
SERVICES (NOT TESTED): **All mains services are connected to the property.**

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

GROUND FLOOR



1ST FLOOR



DIRECTIONS: 269 Park Lane, Poynton, Cheshire, SK12 1RJ

From Poynton village, head out along Park Lane passing Waitrose and the Parklands estate. Entrance to the parking will be on your left hand side shortly after.

WHAT3WORDS:

///copycat.decorated.beaks

TO VIEW:

Call: 01625 859911 | Email: sales@richardlowth.co.uk

