



## Old Timbers Cottage Robins Lane, Bramhall

£695,000 Freehold

CIRCA 16th CENTURY • GRADE 2 LISTED BUILDING • FOUR BEDROOMS • DETACHED • FANTASTIC LIVING ACCOMMODATION • FREEHOLD





**\*FANTASTIC PERIOD PROPERTY\*\*SPACIOUS ACCOMODATION\*\*CHARACTER FEATURES\*\*GRADE II LISTED BUILDING\*\*POPULAR LOCATION\*\*CIRCA 16th CENTURY\*\*FOUR BEDROOMS\*\*TWO BATHROOMS\*\*FOUR RECEPTION ROOMS\***

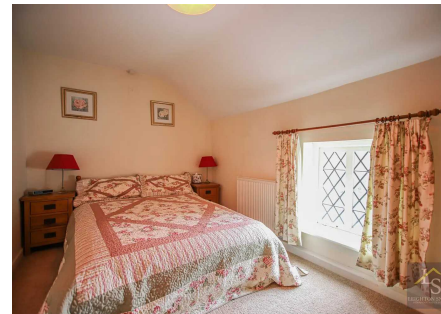
**EPC RATING - D**

**Council Tax band: G**

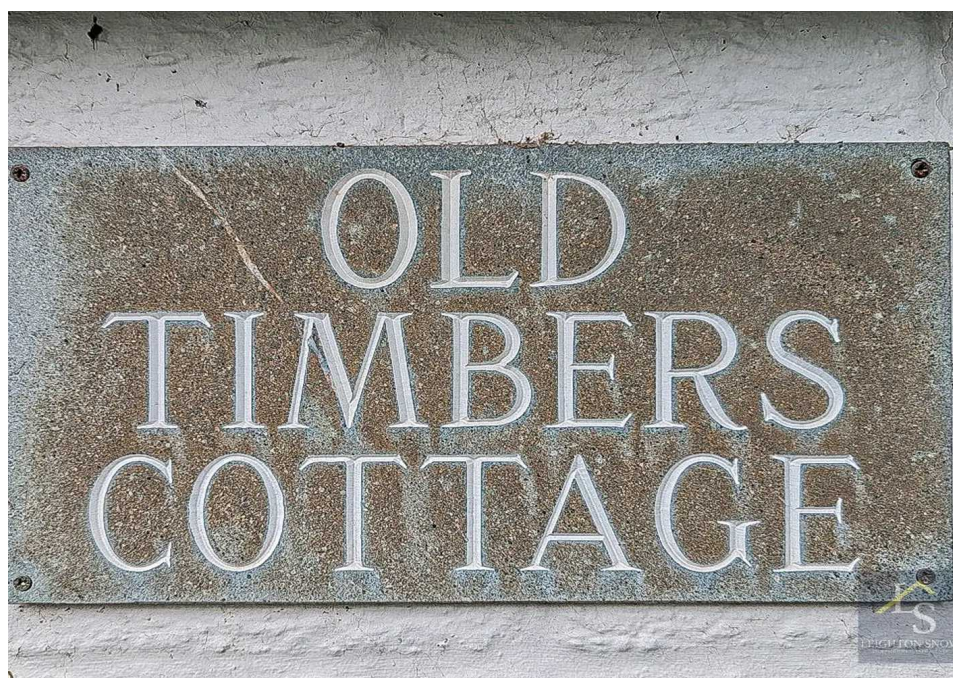
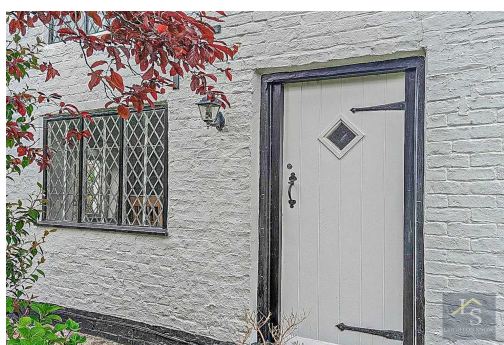
**Tenure: Freehold**

**EPC Energy Efficiency Rating: D**

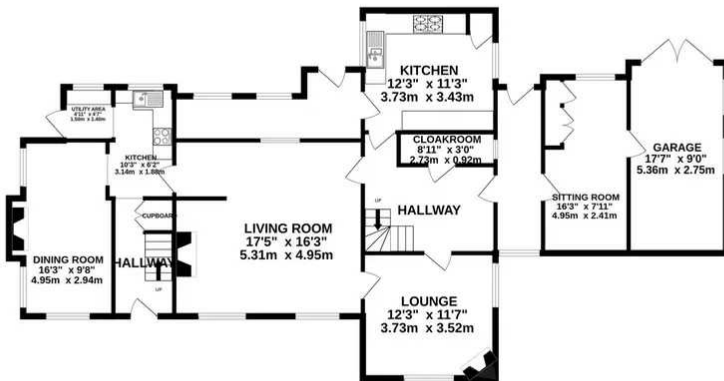
**EPC Environmental Impact Rating: E**



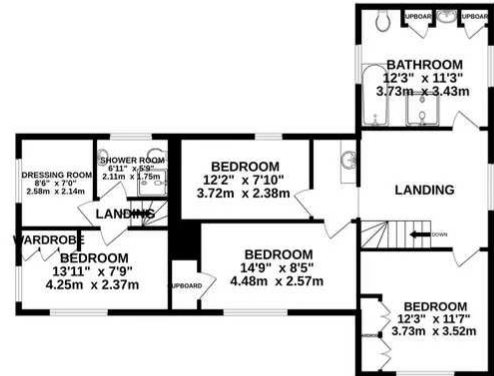
- › CIRCA 16th CENTURY
- › GRADE 2 LISTED BUILDING
- › FOUR BEDROOMS
- › DETACHED
- › FANTASTIC LIVING ACCOMMODATION
- › FREEHOLD



GROUND FLOOR  
1402 sq.ft. (130.3 sq.m.) approx.



1ST FLOOR  
911 sq.ft. (84.7 sq.m.) approx.



TOTAL FLOOR AREA : 2314 sq.ft. (215.0 sq.m.) approx.

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.  
Made with Metropix ©2023

An impressive entrance hall welcomes you into the property with character features setting the tone for the rest of the house. The principle living room features a stunning exposed brick fireplace and original beams that continue throughout the house. This reception room leads to another sitting room, with another beautiful fireplace and dual-aspect windows. There are two kitchens, the larger of the two offering cupboards and drawers with generous worktop space and a large utility room with access to the garden. The second kitchen provides further storage and worktop space and sits adjacent to the large dining room with yet another fireplace and dual-aspect windows. The fourth reception room forms part of the garage and has been fully converted with dual-aspect windows and internal access into the garage. The ground floor is completed by a cloakroom with a stunning exposed wattle and daub wall sat behind a modern screen showcasing some of the property's fascinating history.

The second floor continues with the charm and character of the first, whilst also offering superb space and versatility. There are four double bedrooms of which most feature built-in storage and boast original beams with an additional room which could be used as a dressing room or study. The landing is a large space with vaulted ceilings together with another exposed wattle and daub section of the wall sitting behind a glass viewing window. Special mention must be made of the Roman numerals carved in the beams which were used when the frame was put together originally. There is a large family bathroom with a four-piece suite and dual-aspect windows, as well as a shower room. The first floor is accessed via two staircases separating the first-floor accommodation with three bedrooms and a bathroom on one side and one bedroom, a dressing room/study and a shower room on the other.

Externally the gardens surround the property and offer a vast range of mature trees and shrubs along with gorgeous rockeries and flowerbeds. There are spaces laid to lawn together with plenty of seating areas positioned around the gardens allowing you to decide where you want to entertain al-fresco style.



