



April Cottage Holly Lane
Styal SK9 4JL
Offers Over £1,250,000

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April Cottage Holly Lane Styal SK9 4JL

*** NO ONWARD CHAIN *** Having recently benefited from a comprehensive programme of significant extension and refurbishment, this stunning detached residence is certain to impress.

April Cottage stands in attractive private grounds, behind electrically-operated gates which open to reveal a substantial driveway which leads to a large detached double garage, which could potentially suit a variety of uses (STP).

An incredible reception hallway features luxury tiling with underfloor heating, which extends throughout the ground floor. There is a well-proportioned sitting room to the front of the house, with stylish shutters which are also installed to the main windows throughout. Smart lighting, integrated audio and security systems are fitted. Downstairs WC. Superb open-plan luxury fitted kitchen with feature central island, with range of integrated appliances. Separate utility room, with boiler room off.

Sets of large bi-folding doors lead out to the rear garden from the kitchen and from the dining room, which itself opens out to an impressive sitting room with media wall and a pleasant dual aspect.

The staircase is another work of art, with contemporary glass balustrade, leading up to a superb feature gallery landing with seating area. The principal bedroom features high-quality fitted wardrobes and opening glazed doors with a Juliet balcony with glass balustrade: A feature shared with the two further double bedrooms to the rear. There are en-suite shower rooms to the principal and second bedrooms, with a high-specification family bathroom with large bath and separate shower enclosure completing the accommodation.

Attractive gardens front the house with an enclosed paved garden to the rear. The property enjoys a sought-after position on the leafy Holly Lane: A countryside location yet within easy reach of transport networks, amenities and schools.

This is a superb 'must-see' residence, not to be missed: Plot size approximately 0.2acres

- Five Double Bedrooms, 3 Juliet Balconies
- Two En-Suites & Luxury Family Bathroom
- High Specification Family Home
- Luxury Fitted Kitchen/Utility with Premium Appliances
- Bi-folding Doors to Garden
- Open-plan Living/Dining Kitchen & WC
- Stunning Hallway & Galleried Landing
- Spacious Electrically-Gated Driveway - Ample Parking
- Large Detached Double Garage/Annexe
- Highly Sought-After Semi-Rural Location

Tenure: Freehold
Council Tax: Cheshire East G

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Reception Hallway
10'3 max x 23'6 max

Living Room
11'11 x 13'10

Downstairs WC
6'7 x 3'9

Kitchen to Dining Room
37'10 x 9'10

Utility Room
10'2 x 4'4
Door to: Cupboard housing Boiler.

Sitting Room
13'10 x 16'6
Opens to Dining Room

First Floor Galleried Landing

Bedroom One
13'10 x 13'5

En-suite Shower/WC
7'7 x 4'11

Bedroom Two
13'10 x 10'1

En-suite Shower/WC
5'7 x 4'11

Bedroom Three
13'10 x 10'1

Bedroom Four
13'10 x 9'10

Bedroom Five
10'4 x 9'10

Family Bathroom
10'1 x 6'2

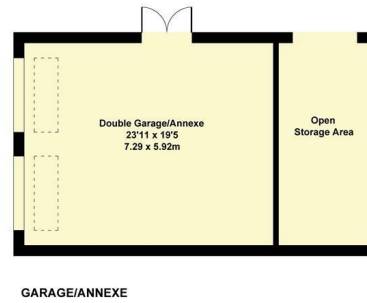
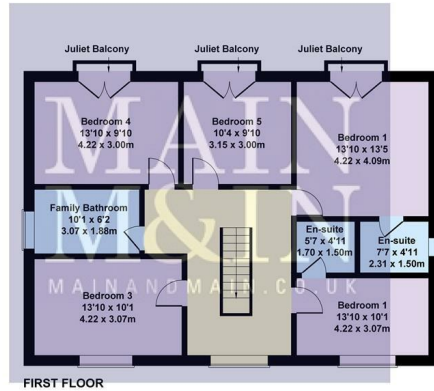
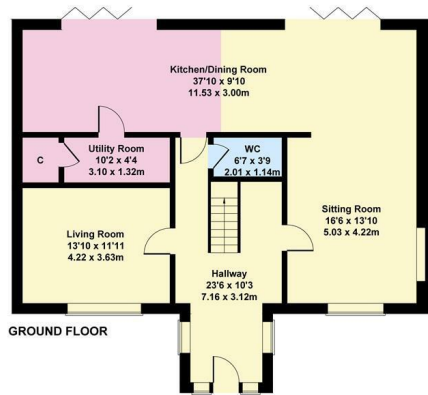
Externally
Gated driveway which can accommodate 10+ vehicles.
Twin EV charge points. External lighting. Garden area to front.
Enclosed gated paved garden to the rear.

Detached Double Garage/Annexe
23'11 x 19'5
With further covered store behind.

Additional Information
The property has benefited from full refurbishment to include a full re-wire and re-plumb.
The house has CAT 5/6 cabling throughout - It is also present in the Garage/Annexe.
All electrical plug sockets also feature USB A and USB C inserts.



Holly Lane, Styal
Approximate Gross Internal Area
2685 sq ft - 249 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



To view this property call Main & Main on 0161 437 1338



Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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