



3 Dyehouse Cottage Hollin Lane, Sutton, Macclesfield, Cheshire, SK11

Asking Price £225,000

- A charming two bedroom cottage
- At first floor level a long landing provides access into the two bedrooms and the contemporary shower room
- Outside, in addition to the elevated garden area, there are two useful garden store
- Open plan living/dining room with a multi-fuel stove and, an adjoining fitted kitchen area,
- The property is warmed by electric radiators and benefits from double glazing

3 Dyehouse Cottage Hollin Lane, Macclesfield SK11

ON MARKET

Looking for that home in the countryside - this could be the one for you! 3 Dyehouse Cottage is a charming two bedroom cottage located just a short distance from the sought after village of Sutton. Farmland surrounds the property and both the Gritstone trail and the Ryles Arms are close-by, providing the opportunity to stroll out for countryside walks and then enjoy a drink or meal afterwards! There is a lovely elevated and tiered rear patio area which, given the south-westerly orientation, enjoys the sun throughout the day. The property is warmed by electric radiators and benefits from double glazing. In brief the accommodation comprises; a good sized 22ft open plan living/dining room with a multi-fuel stove and, an adjoining fitted kitchen area, which is flooded by lots of natural light. At first floor level a long landing provides access into the two bedrooms and the contemporary shower room, which is again bathed in lots of natural light. Outside, in addition to the elevated garden area, there are two useful garden stores. Viewing is highly recommended.



Council Tax Band: B



Living Room

21'10" x 11'3" into stairs

Composite door to the front, double glazed window to the front, open plan stairs with feature timber cladding to the side and storage under, multifuel stove with feature surround and recess for logs etc., part timber clad walls, inset ceiling spotlights, electric panel radiator, opening to kitchen. - Size : - 21' 10" x 11' 3" into stairs (6.66m x 3.43m)

Kitchen

11'2" x 6'7"

Fitted kitchen units to base and eye level with wooden worktops, inset sink with mixer tap, tiled splash backs, plumbing for washing machine, electric hob and oven, integral wine fridge, integral fridge/freezer, double glazed windows, double glazed stable style door to the rear elevation, double glazed sky light. - Size : - 11' 2" x 6' 7" (3.40m x 2.0m)

Landing

9'10" x 5'6" max

Loft hatch to a part boarded loft space. - Size : - 9' 10" x 5'6" max (3.00m x 1.67m)

Bedroom One

12'0" x 10'10" reducing to 8'4"

Double glazed window to the front elevation with open views onto fields, fitted wardrobe and fitted open shelving. - Size : - 12' 0" x 10' 10" reducing to 8'4" (3.66m x 3.3m)

Bedroom Two

9'8" x 7'9" reducing to 5'5"

Double glazed window to the rear elevation, electric panel radiator. - Size : - 9' 8" x 7' 9" reducing to 5' 5" (2.95m x 2.37m r)

Shower Room

6'6" x 5'10"

Shower enclosure with electric shower, push button w.c. vanity sink unit with storage under, ladder radiator, double glazed window to the rear, double glazed sky light to the side. - Size : - 6' 6" x 5' 10" (1.98m x 1.79m)

Outside

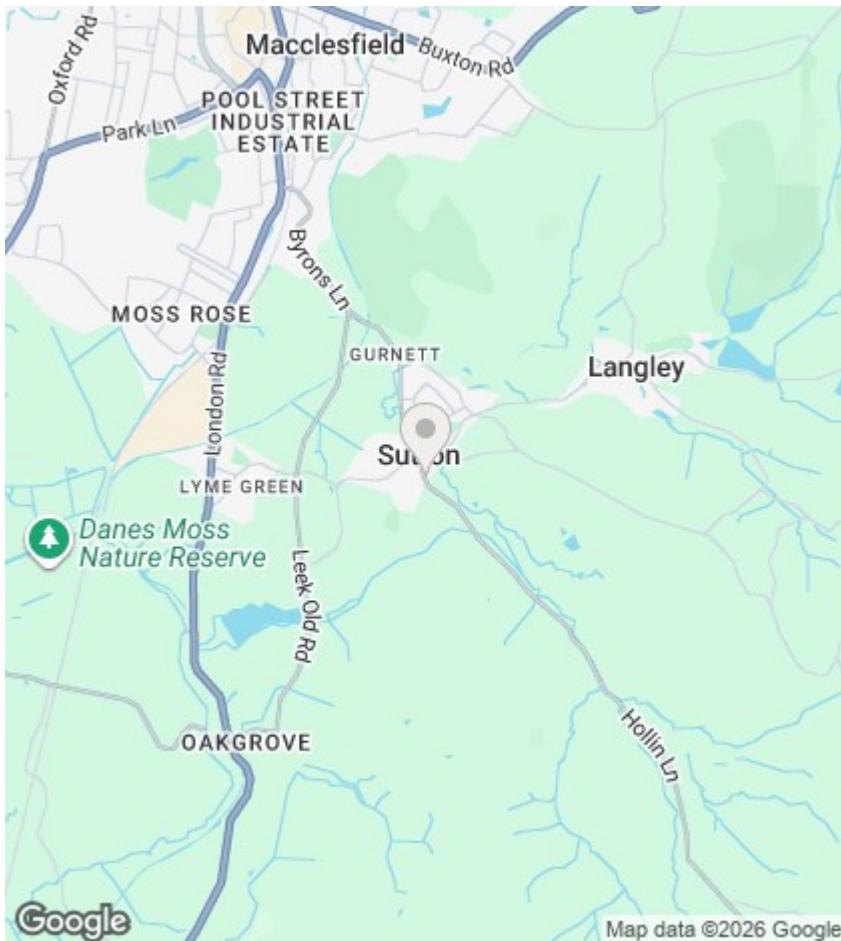
To the rear of the property there is a fantastic raised patio

area, which is arranged over two levels and accessed by steps to the side - a perfect spot to sit out and enjoy the sunny position! There are two handy stores positioned underneath the patio and there is a water tap, which also feeds water access points up on the upper level. - Size : -

IMPORTANT PLEASE NOTE

The property has electric thermostat controlled radiators. There is no gas supply. There is no mains water or drainage. Water is supplied via a bore hole and filtration system (the filtration system is located at No 4). There is a shared septic tank for cottages 1,2,3,4. The cost of emptying/ maintenance of the tank is shared equally between the four houses (the vendor can show historic annual costs) and we recommend your solicitor should check the arrangements. There are solar panels on the roof - the vendor has details of historic payments received from selling back to the grid and can provide further information regarding the ownership of the solar panels for your solicitors to check. - Size : -





Directions

Upon reaching the village of Sutton from Macclesfield along Hall lane continue onto Hollin Lane where the property can be found on the right after around one mile.

Viewings

Viewings by arrangement only. Call 01625 430044 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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 inaccuracy. 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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