



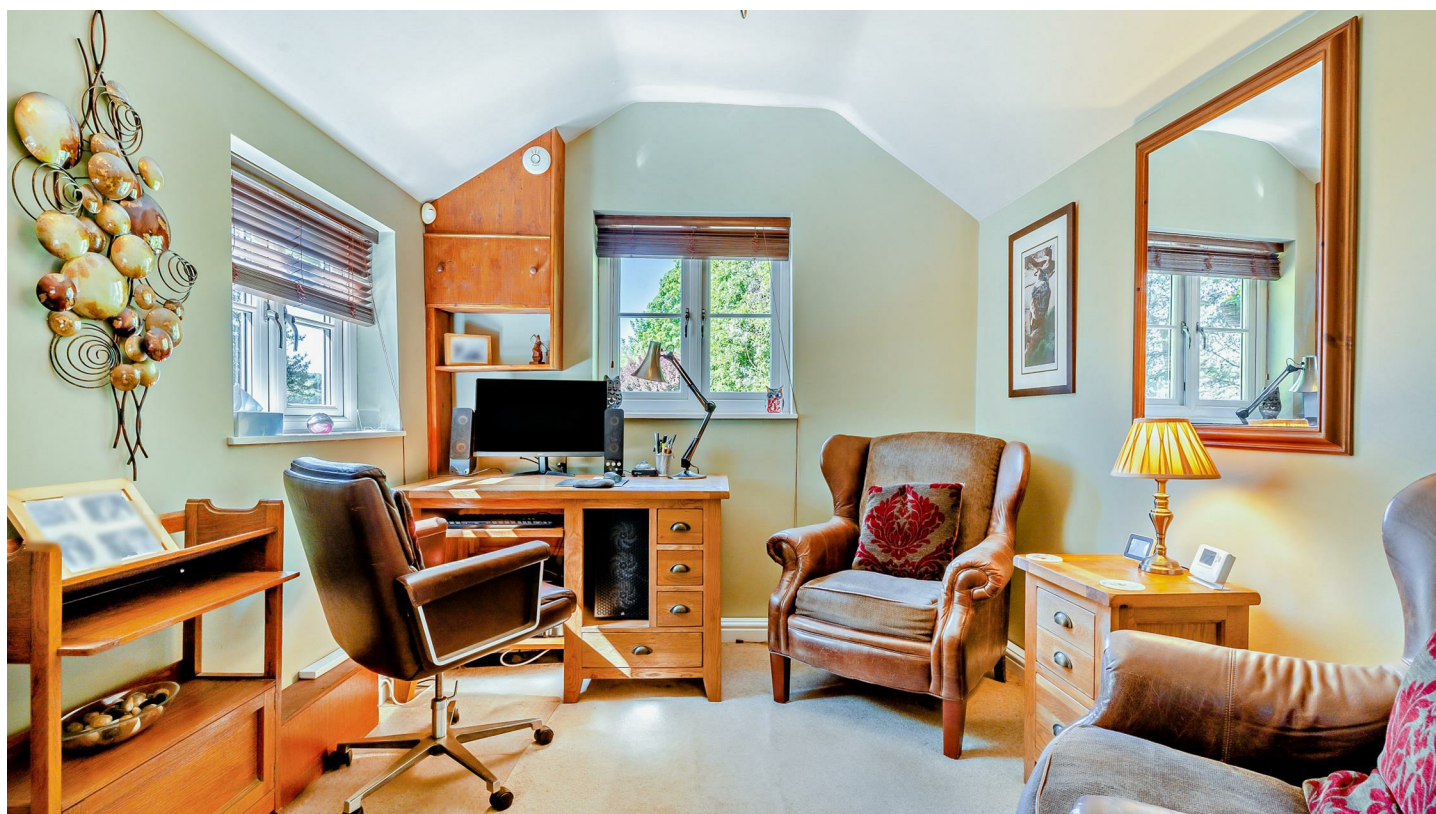
Mount Pleasant Bennetts Lane, Bosley, Macclesfield, Cheshire, SK11 0NY
Asking Price £475,000

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Mount Pleasant is an exceptional detached cottage nestled in one of Cheshire's most desirable rural settings. Located in Bosley, a picturesque village situated about 5 miles south of Macclesfield town centre. It is renowned for its peaceful setting, historic character, and proximity to the Peak District National Park, making it a desirable location for those seeking a slower pace of life within reach of modern amenities. The property offers well appointed accommodation throughout plus extensive gardens located opposite the house which extend to approximately 0.34 acres. Glorious views are a particular feature of this home which extend across neighbouring hillside. The accommodation has been well maintained showcasing well proportioned rooms which briefly comprise, office/entrance hall, lounge, dining room and kitchen plus the convenience of a laundry and ground floor shower room. To the first floor there are three bedrooms and a family bathroom. Externally, the property continues to impress with expansive, mainly lawned gardens, ample off-road parking, and a detached garage. A standout feature is the generous summer house with a decked surround, an ideal space for relaxing, entertaining, or even use as a home office. This is a rare opportunity to acquire a distinctive country home in a truly enviable location. NO ONWARD CHAIN



Council Tax Band: E



Entrance

Approach from garden frontage to an inviting reception hall/office.

Reception Hall/Office

10'2" x 9'4"

With a timber panel, double glazed door, two double glazed windows, radiator and connecting door through to the main lounge.

Lounge

13'9" x 12'5"

Having two double glazed window, feature stone fireplace with an inset cast iron burner, stone flooring, beamed ceiling, radiator, door and stairs to the first floor landing having a double glazed window and radiator.

Inner Hall

With base level storage unit and shelving above, wall mounted central heating boiler, under stairs cupboard, door to ground floor shower room.

Shower Room

Corner shower cubicle, mains shower, WC and wash hand basin, tiled flooring, radiator, double glazed window.

Dining Room

13'9" x 8'0"

Double glazed window to front, woodblock flooring, radiator, door to kitchen.

Kitchen

13'9" x 8'0"

Impressive range of wall, base and drawer units, contrasting worksurfaces incorporating a stainless steel sink unit with a mixer tap over. Appliances include a range cooker with an extractor above, plus a integrated dishwasher and space for a freestanding fridge freezer. Tiled flooring, two double glazed windows plus a connecting door to the laundry.

Laundry Room

6'10" x 6'0"

Wall mounted storage units, worksurface, shelving, plumbing point for a washing machine and space for a tumble dryer and base level fridge, tiled flooring, door to outside.

Bedroom 1

13'11" x 12'4"

Two double glazed window, built in wardrobe, radiator.

Bedroom 2

13'5" x 9'9"

Three double glazed windows, radiator.

Bedroom 3

10'8" x 8'0"

One double glazed window, radiator.

Bathroom

Timber panel bath, shower screen and shower, WC and wash hand basin, part tiled walls, radiator, double glazed window.

Summer House / Office

19'5" x 9'7"

Insulated, hot and cold running water, Mains electric (lights and sockets)

Externally

To the front of the property, a charming town garden area providing a welcoming entrance, complemented by a side patio area, perfect for enjoying a morning coffee.

The main gardens, situated directly opposite the house, are a standout feature of this exceptional home. Gently sloping and predominantly laid to lawn, they are beautifully landscaped with a selection of mature trees that enhance the sense of space and privacy. The outdoor space also includes extensive off-road parking and a large detached garage, offering both practicality and convenience. Positioned at the

top of the garden, a generously sized summer house with surrounding timber decking provides a wonderful setting for entertaining or relaxing on warm summer evenings, ideal as a garden retreat or home office.







Directions

Viewings

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

EPC Rating:
F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	37	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC