





The Etchells Kerridge End, Macclesfield, Cheshire SK10 5TF

A charming piece of Cheshire history is for sale with the appearance of this enchanting stone cottage on the market. Perched on the hillside overlooking glorious open countryside and beyond towards Macclesfield this is a beautifully presented property full of 'nooks and crannies' to charm the most discerning of purchasers.

The accommodation is set over three floors and comprises on the ground floor, an entrance hall, lounge, breakfast kitchen, and dining room. Furthermore, there is a useful store/utility area that provides access to the large double garage. On the first floor, there are two bedrooms, one of which leads to a conservatory providing wonderful views and a family bathroom. On the second floor there is an additional bedroom.

The property is warmed by gas-fired central heating.

Outside, the main gardens for the property are raised and accessed via the conservatory or the spiral staircase from the kitchen. The gardens extend over the garage and onto a further decked area with open views over the fields. To the front there is parking for several vehicles and space for a horsebox. A 5-bar metal gate gives access to the grazing land, the stables, the tack room and the menage. All in all, the land equates to approximately 2.5 acres.

Macclesfield is a thriving business centre and market town with excellent local amenities and a choice of modern leisure and sports facilities. The town is situated on the Cheshire Plain, at the edge of the Peak District National Park with its picturesque beauty and extensive walks.

Residents of Macclesfield have access to good transport links including national motorways, major roads and train networks, including the West Coast Line direct to London. Manchester International Airport is only thirteen miles away by road. Greater Manchester is within comfortable daily travelling distance and there are regular bus services to neighbouring towns.

Proceed out of Macclesfield on the B5470 Whaley Bridge Road. Proceed through Higher Hurdfield and follow the road towards Rainow, and Calrofold Lane is the first on the right (approximately 2 miles from Macclesfield). The property is immediately on the left hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Entrance Hall

Composite front door. Spindle balustrade to the staircase. uPVC double glazed window. Inglenook window with exposed stone lintel onto the living room. Understairs storage cupboard. Wooden floors. Single panelled radiator.

Living Room

20'0 x 12'4

Wood burner set within an exposed stone fireplace with wooden surround and mantel. Dado rail. Wall light points. Built-in bookshelves and storage to chimney recess. Wall mounted storage cupboard. T.V. aerial point. uPVC double glazed windows. Two single panelled radiators.

Dining Room

12'4 x 11'9

Period cast iron fireplace set on a stone hearth. Exposed wooden beams. T.V. aerial point. Built-in storage cupboard. uPVC double glazed windows to front and side elevations. Double panelled radiator.

Breakfast Kitchen

12'6 x 13'1

A composite single sink unit with mixer tap and base unit below. An additional range of Shaker style base and eye level units with contrasting granite work surfaces which extends to a breakfast bar. Built-in double electric oven. Built-in five ring gas hob with extractor hood over. Built-in dishwasher. Built-in fridge. Recessed spotlighting. uPVC double glazed window. Skylight. Vertical radiator. uPVC back door opening onto a spiral staircase that leads up to the first level of the rear garden. Partially exposed stone walls. Vertical radiator.

Utility Room

Space for washing machine/dryer. Storage cupboards. Worcester combination condensing boiler. Gas and electric meters. uPVC double glazed window. Single panelled radiator.

Inner Hallway

Garage

20'0 x 13'3 approx

Electric up and over door. Power and light. Integrated cloakroom housing a low suite W.C. Power and light.

Landing

Spindle balustrade to the staircase. Single panelled radiator.

Bedroom One

14'1 x 11'1

Built-in sliding, mirror fronted wardrobes. Recessed spotlighting. uPVC double glazed windows. Single panelled radiator. Access to the Conservatory.

Conservatory

13'1 x 9'7

Tiled flooring. Two electric storage heaters. uPVC double glazed windows. uPVC double doors onto the rear garden.

Bedroom Two

12'4 x 11'10

Exposed wooden beam. T.V. aerial point. uPVC double glazed dual aspect windows. Double panelled radiator.

En Suite W.C.

Pedestal wash hand basin. Low suite W.C. Recessed spotlighting.

Family Bathroom

The suite comprises a fully tiled shower cubicle, a free-standing roll top bath with mixer tap and shower attachment, a wash hand basin with storage unit below and a low suite W.C. Wall mounted cabinet. Tiled flooring. Recessed spotlighting. Extractor fans. uPVC double glazed window. Vertical heated towel rail.

Second Floor

Bedroom Three

12'4 x 16'6 max

Spindle balustrade to staircase. Exposed wooden beams. Built-in wardrobe. Storage built into the Eaves. T.V. aerial point. Fan light. uPVC double glazed window.

Outside

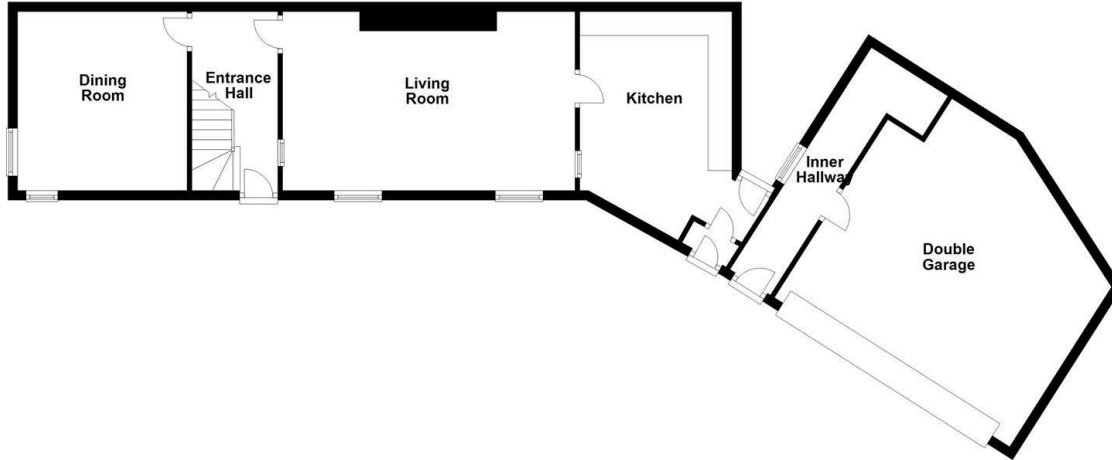
Gardens

The immediate outside garden space has been effectively designed and landscaped so as to be enjoyed to its best advantage. The gardens extend of the garage and to an additional decked area where views over open fields can be enjoyed. The gardens are accessed through the conservatory via a wrought iron, spiral staircase from the kitchen. To the front there is parking for several vehicles as well as space for a horsebox. A 5 bar metal gate gives access onto the grazing land which includes the stables, a tack room and menage.

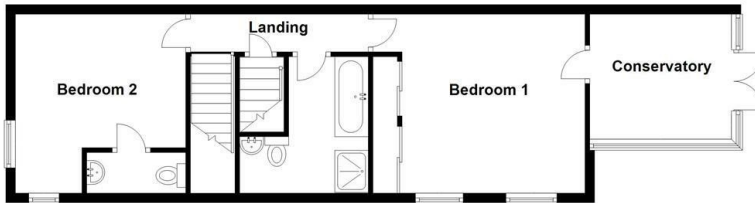
£632,000

HOLDEN & PRESCOTT

Ground Floor



First Floor



Second Floor

