





## Damson Cottage 34, Pexhill Road, Macclesfield, Cheshire SK11 9QA

This delightful period cottage located on Pexhill Road enjoys a semi-rural setting with lovely views to the front and rear; this property offers charming accommodation that is well presented throughout. Boasting many original features including exposed beams, the accommodation comprises a lounge with cast iron stove, 16'11 dining kitchen, dining room and bathroom on the ground floor and three good-sized bedrooms to the first.

Warmed by gas central heating with sealed unit double glazing, the property is a refreshing addition to the market, offering something a little bit different. Albeit the majority of the accommodation is linked to the main house, bedroom three is accessed via a spiral staircase from the dining room, ideal if this part of the house was to be used as an office or separate suite.

Situated in a semi-rural location, this home provides a peaceful retreat from the hustle and bustle of city life while still offering easy access to the town centre for all your daily needs. The quirky features add tremendous character to the property, making it truly unique and individual.

One of the standout features of this home is the magnificent garden which provides a tranquil outdoor space where you can relax and unwind. It is set in grounds of approximately a third of an acre, some of which is given to an orchard with various fruit trees and a wildlife pond as well as a small adjacent paddock.

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 in a westerly direction along Chester Road towards Broken Cross. At the Broken Cross traffic lights, turn left onto Gawsorth Road and take the first turn on the right into Pexhill Road. Proceed for approximately ½ a mile, and Damson Cottage can be found on the left-hand side.

**Viewing: By appointment with Holden and Prescott 01625 422244**

### **Ground Floor**

Courtesy light.

### **Lounge**

15'2 x 11'6

Oak front door with matching sealed unit double glazed windows. Gas stove style fire with oak mantel. T.V. aerial point. Three wall light points. Understairs storage. Tiled flooring. Radiator.

### **Breakfast Kitchen**

16'11 x 8'5

A ceramic sink set within a quartz work surface with tiled splashback and base unit below. An additional range of matching base and eye level units with built-in dishwasher and fridge/freezer. Breakfast bar. Gas cooker point with Smeg stainless steel extractor canopy over. Cupboard housing the gas central heating and domestic hot water combination boiler. Exposed brick feature wall. Recessed spotlighting. Tiled flooring. Sealed unit double glazed windows.

### **Dining Room**

11'2 x 11'2

Sealed unit double glazed windows to three elevations. Tiled flooring. Radiator. Spiral staircase to the first floor.

### **Bathroom**

10'0 x 4'9

A white suite comprising a freestanding bath with clawed feet and mixer tap with thermostatic rainfall shower over and an additional shower attachment, a wash hand basin set within a vanity unit and a low suite W.C. Fully tiled walls. Tiled flooring. Extractor fan. Sealed unit double glazed window with plantation shutter. Chrome heated towel rail/radiator.

### **First Floor**

#### **Landing**

Sealed unit double glazed window. Meter cupboard.

### **Bedroom One**

15'8 x 10'5

Sealed unit double glazed window to front and rear elevations. Exposed beams. Wall light points.

### **Bedroom Two**

9'7 x 6'7

Loft access. Exposed beams. Sealed unit double glazed window. Radiator.

### **Bedroom Three**

11'2 x 11'2

Accessed via a spiral staircase from the dining room. Sealed unit double glazed windows to two elevations offering superb views over open countryside. Radiator.

### **Outside**

#### **Gardens**

To the front, the property is set behind a neat lawned garden area whilst to the rear there is a fully enclosed stone flagged garden with raised flowerbed and access to the Garden Room; beyond is an extensive garden with a comprehensive range of fruit trees, a wildlife pond and a paddock. The land in total is in the region of a third of an acre. There are double gates at the end of the plot providing hard standing/off street parking.

#### **Garden Room**

18'8 x 12'7

Power and light. Laminate flooring. Sliding bi-fold doors. Recessed spotlighting. uPVC double glazed windows. Wall-mounted electric heater.

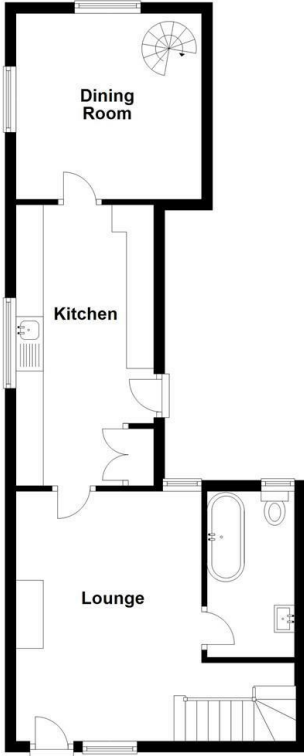
#### **Parking**

Ample parking.

**£399,950**

**HOLDEN & PRESCOTT**

Ground Floor



First Floor

