





Foxglove Cottage, 18 Higher Lane, Macclesfield, Cheshire SK10 5AR

Welcome to Foxglove Cottage, a stunning two-bedroom end cottage where every detail has been meticulously crafted to the highest standard. With its classic country cottage facade, elevated position and charming, characterful interior, this is a gem of a property that anyone would be proud to call home.

From the entrance vestibule you are greeted with stone floors and distinctive inglenook fireplaces. The generous lounge through dining room offers an open plan feel, whilst still having an element of separation and cosiness. The beautifully crafted kitchen with integrated appliances enhances the country cottage ambience and from the landing, the two double bedrooms and bathroom with a separate bath and shower complete the delightful accommodation. Both Hard Wood double glazing and gas central heating are installed.

The property lies behind a paved front garden. To the rear there is a beautiful, tiered garden which has been landscaped with a range of different textures making the best of the space and the stunning views overlooking the cheshire plain. The top tier of the garden is home to an insulated garden office with power and broadband.

Situated within a conservation area in Kerridge, which lies between Bollington and Macclesfield, this is a truly exceptional home.

Kerridge is a small village attached to the town of Bollington which never stands still, with a constant stream of artistic and volunteer endeavours from the championship Bollington Brass Band (North West 1st section), the Festival Choir, Bollington Light Opera Group (BLOG), the Festival Players to name a few. Tourism is increasingly important and the town provides excellent walking, cycling and riding routes and is perfectly situated on the edge of the Peak District. The property also features in a picture on the Bollington Happy Valley website.

Proceed out of Macclesfield along the Silk Road. At the second roundabout take the third exit (sign posted Bollington). Turn first right into Clarke Lane and follow the road for approximately 2 miles. Then take the right turn up Higher Lane, where the property can be found on the left hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Entrance Vestibule

Solid wood front door. Integrated floor mat. Downlighting. Exposed stonework.

Lounge

15'08 x 9'10

Finger latch door. Open inglenook stone fireplace with a stone hearth. T.V. aerial point. Downlighting. Stone flooring. Exposed stonework. Double glazed window. Double panelled radiators. Openway through to the Dining Room.

Dining Room

15'08 x 12'10

Morso multi-fuel stove set within an inglenook stone fireplace with a stone hearth. Downlighting. Bespoke, rustic wooden beam spindles to the stone crafted staircase. Stone flagged flooring. Back door with glazed panel. Double panelled radiator.

Kitchen

8'08 x 7'10

Belfast sink with mixer tap and base cupboard below. An additional range of base and eye level cupboards with contrasting solid oak work surfaces and tiled splashbacks. A Rangemaster cooker with a Rangemaster extractor hood over. Integrated fridge/freezer. Plumbing and space for an integrated washing machine. Downlighting. Stone flagged flooring. Understairs storage cupboard with shelving. Window to the side elevation. Double glazed window to the rear elevation. Double panelled radiator.

First Floor

Landing

Spindle balustrade to the staircase. Access to a fully boarded loft where the combination style boiler is located. Wood and stone flooring. Double panelled radiator.

Bedroom One

15'08 x 9'10

Finger latch door. Inglenook stone fireplace with a stone hearth. Downlighting. Double glazed window. Double panelled radiator.

Bedroom Two

12'11 x 9'11

Finger latch door. Solid wood flooring. Double glazed window. Single panelled radiator.

Bathroom

The suite comprises a panelled bath, a fully tiled cubicle with dual-headed, thermostatic Grohe shower over, a pedestal wash basin and a low suite W.C. Exposed wooden ceiling beam and exposed stone window lintel. Wall-mounted mirrored cabinet. Wooden flooring. Double glazed window. Partially glazed door. Chrome heated towel rail.

Outside

Gardens

The property sits behind a flagged front garden with stone steps and a wrought iron gate. There is access down the side of the property which leads to the rear terraced garden. The garden to the rear has been effectively landscaped into several tiers with each one offering a unique point of interest. The area immediately beyond the back door is gravelled and has power and light and is where the the log store is located. Working up the garden via stone steps, the first tier incorporates a gravelled and decked area which is accented by attractive planting and a timber garden shed. The next tier features a neat lawn with planted borders and moving onwards via the railway sleeper and gravelled steps there is a further gravelled area which is adorned by a range of potted plants. The penultimate tier is home to a decked area which is bordered by railway sleepers and from here the fabulous views over the Cheshire Plain and beyond can be fully appreciated and enjoyed. The final tier is the location of the Garden Office.

Garden Office

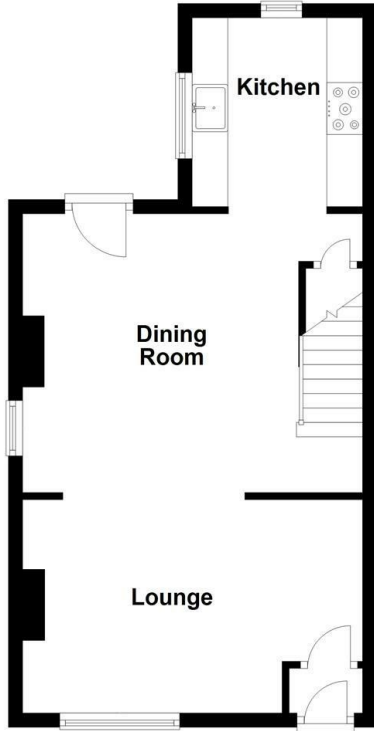
15'00 x 7'11

The Garden Office is of timber construction with a pitched roof, is fully insulated and benefits from power and wired broadband. Double glazed windows allow for that same special view to be appreciated and although the current vendors are using the construction as an office space, its use is very flexible and set up for a variety of different uses.

£425,000

HOLDEN & PRESCOTT

Ground Floor



First Floor





