







## Prospect Cottage, Blaze Hill, Macclesfield, Cheshire SK10 5BZ

\*\*\*\*FOR SALE BY INFORMAL TENDER\*\*\*

A substantial detached country home set within a generous plot. With far reaching views over beautiful undulating countryside, Blaze Hill is well known for being one of the most sought after locations placed between the picturesque villages of Rainow and Bollington.

The accommodation has a warmth and character, much of which is derived from a host of original features which catch the eye. The property, although having been well looked after and extended considerably now requires some updating.

From a stone built porch there is an entrance hall, lounge, dining room which opens onto the galley kitchen, a cloakroom, and a large sitting room with patio doors on the ground floor. To the first floor there are four double bedrooms and a generous bathroom with separate bath and shower cubicle. The property has double glazing installed throughout. The Rayburn is oil fired and controls the hot water and central heating.

The property is set back from the road and has a large driveway which provides ample off road parking as well as access to a stable building and log store. The gardens are made up of a woodland, wild garden and a raised patio with fabulous views. There is also an additional plot included with the sale where there are two decent size lawns, a greenhouse, a timber garage and a vast array of trees, bushes and shrubs.

Prospect Cottage has both the charm and the location to provide a lovely home in what most would consider to be an idyllic setting.

We invite offers to be received at the agent's office by noon on Thursday 14th August, Tender Forms are available from the agents.

Bollington is a town that never stands still, with a constant stream of artistic and volunteer endeavours with the championship Bollington Brass Band (North West 1st section), the Festival Choir, Bollington Light Opera Group (BLOG), and the Festival Players, to name a few. Tourism is increasingly important, providing excellent walking, cycling, and riding routes. An increasing network of restaurants, delis and bars all help to provide a wonderful local village atmosphere and a delight to live in.

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. with Manchester International Airport is only thirteen miles away by road.

Proceed out of Macclesfield along the Silk Road. At the second roundabout take the third exit sign posted, Bollington and continue into the village. Proceed under the aqueduct and along Palmerston Street. At the top of the village continue straight ahead across the junction into Ingersley Road. Ingersley Road becomes Blaze Hill, Proceed up the road and the property can be found on the left hand side when the road flattens out.

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

HOLDEN & PRESCOTT

## Ground Floor

### Stone Built Porch

uPVC front door with double glazed panel. Quarry tiled floor. uPVC double glazed window. Glazed window to the Lounge. Glazed door opening onto the Entrance Hall.

### Entrance Hall

12'0 x 11'11

Spindle balustrade to the staircase. Finger-latch understairs storage cupboard. Additional finger-latch storage cupboard with coat hooks. Quarry tiled floor. uPVC double glazed window. Single panelled radiator.

### Lounge

12'3 x 11'4

Cast-iron open fire set within a stone built inglenook fireplace and wooden mantel. Exposed ceiling beams. Wall light point. uPVC double glazed window. Finger-latch doors. Single panelled radiator.

### Dining Room

16'4 x 8'0

uPVC double glazed windows to front and rear elevation. Single panelled radiator. Open way through to the Kitchen.

### Kitchen

21'1 x 6'6

One and a half bowl ceramic sink unit with mixer tap and base cupboard below. An additional range of matching base and eye level cupboards with contrasting solid oak work surfaces and tiled splashbacks. Integrated Rayburn range cooker. Gas cooker point. Plumbing for dishwasher. Space for fridge. Space for freezer. Space for tumble dryer. Downlighting. Tiled flooring. uPVC double glazed windows. uPVC back door with double glazed panel.

### Cloakroom/W.C.

The suite comprises a wash hand basin with vanity storage cupboard below and a low suite W.C. Downlighting. Extractor fan. Partially tiled walls. Tiled floor. uPVC double glazed window. Double panelled radiator.

### Sitting Room

22'2 x 11'11 reducing to 10'11

Open stone fireplace with tiled hearth and wooden mantel. Exposed wooden beams. Wall light points. Solid wood flooring. uPVC patio doors. uPVC double glazed windows to front and rear elevation. Double panelled radiator. Single panelled radiator.

## First Floor



### Landing

Spindle balustrade to the staircase. Wall light points. Exposed ceiling beams.

### Bedroom One

12'4 x 11'8

Floor to ceiling fitted wardrobes with hanging rail and shelving and matching bedside tables and dressing table. uPVC double glazed window. Single panelled radiator.

### Bedroom Two

11'10 x 9'7 at maximum

Fitted wardrobe with sliding door, hanging rail and shelving.

### Bedroom Three

10'11 x 10'0 at maximum

uPVC double glazed window. Double panelled radiator.

### Bedroom Four

9'9 x 9'3

Loft access. Open storage cupboard. uPVC double glazed window. Double panelled radiator.

### Bathroom

The suite comprises a free-standing bath, a fully tiled cubicle with thermostatic shower over, a pedestal wash basin, a bidet and a low suite W.C. Storage cupboard housing the hot water cylinder. Partially tiled walls. Loft access. Downlighting. uPVC double glazed window. Heated towel rail. Single panelled radiator.

### Outside

### Gardens

The property sits behind a small neat lawn with a stone-flagged pathway leading to the front door and enjoys commanding views over the beautiful Cheshire countryside. A large driveway provides ample off-road parking as well as access to a stone built outbuilding and wood store which was previously used as stables. The outside space is largely made up of mature woodland and wild gardens and includes a raised patio which takes advantage of the wonderful views.

### Additional Plot

The additional plot is largely populated by a vast array of mature bushes, trees and shrubs and also includes two good sized lawns, a greenhouse and a timber built garage.

**Guide Price £675,000**









