







## Bluebell Cottage Swanscoe Lane, Macclesfield, Cheshire SK10 5SZ

Bluebell Cottage is a delightful stone cottage located on Swanscoe Lane and enjoys an enviable semi rural position with beautiful views over the surrounding countryside as well as easy access to Macclesfield town centre. The beautifully appointed extended character property retains its original charm and character together with a contemporary interior which is entirely in keeping and complementary to a property of this style

The stunning reception hall incorporates a galleried landing and staircase, and the main living room is over 30ft in length. In addition, there is a good-sized study and an impressive dining kitchen with granite worktops and a host of appliances. The first floor incorporates five bedrooms, en-suite to master and family bathroom and the top floor offers two further large rooms and a bathroom. The gardens provide interest at each and every turn, with lovely views over open countryside, and PP has been obtained for a two-storey double garage, where currently there is a single.

Bedded into the hillside the majority of gardens are to the front of the property which have been cleverly landscaped and terraced to provide a delightful location in which to sit and enjoy the views over the Cheshire countryside.

NO VENDOR CHAIN!

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.

At the Tesco's roundabout turn onto Hurdsfield Road (B5470) towards Rain and over the canal bridge into Rainow Road. Just after passing the George and Dragon public house on your right hand side take the second turning on the left into Kerridge Road and turn left again into Swanscoe Lane, and at the point where the road forks take the left hand fork where Woodend can be found as the second property on the

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

HOLDEN & PRESCOTT

**Reception Hall**

Oak flooring. Two built-in cloaks cupboards. Understairs storage cupboard. double radiator.

**Cloakroom**

vanity wash hand basin with mixer taps. Low suite W.C. Extractor fan. Recessed spotlighting. Partially tiled walls.

**Dining Room**

12'1 x 10'7

Feature fireplace. Parquet flooring. Wall light points. uPVC double glazed window. Double radiator.

**Living Room**

30'7 x 16'5

Free standing cast iron solid fuel stove set upon a slate hearth with timber mantel. Exposed ceiling beams. T.V. aerial point. Wall light points. uPVC double glazed windows. Oak flooring. Four double radiators. Patio doors opening onto rear garden.

**Kitchen/Breakfast Room**

31'0 x 11'10

Single drainer one and a half bowl stainless steel sink unit with mixer taps and white hight gloss base units below. An additional range of matching base and eye level units with contrasting granite work surfaces and matching splashbacks. Additional preparation area incorporating a stainless steel sink with mixer taps. Built-in oven. Built-in grill. Built-in four ring AEG induction hob with extractor over. Plumbing for automatic dishwasher. Built-in AEG coffee machine. Comprehensive wine rack. Oil central heating and domestic hot water boiler. Recessed spotlighting. Heated tiled flooring. Patio doors opening onto the garden.

**First Floor****Galleried Landing**

Recessed spotlighting. Airing cupboard housing the pressurised hot water cylinder. Radiator.

**Bedroom One**

16'2 x 11'8

Built-in wardrobes. Recessed spotlighting. uPVC double glazed window. Radiator.

**En Suite Bathroom**

A modern white suite comprising a jacuzzi panelled bath with mixer taps, a fully tiled double walk-in cubicle with thermostatic shower, a double sized wash hand basin with two sets of mixer taps and a concealed cistern W.C. Wall-mounted medicine cabinet. Extractor fan. Fully tiled walls. Recessed spotlighting. Fully tiled flooring with underfloor heating. uPVC double glazed window. Vertical chrome heated towel rail.

**Bedroom Two**

16'4 x 11'6

Radiator.

**Bedroom Three**

11'4 x 11'0

Radiator.

#### **Bedroom Four**

12'2 x 10'3

Radiator.

#### **Bedroom Five**

12'1 x 10'2

Radiator.

#### **Bathroom**

A modern suite comprising a large tiled panelled corner bath with mixer taps and additional shower attachment, a double fully tiled walk-in cubicle with thermostatic shower, double enamel wash basin with two sets of mixer taps and a concealed cistern W.C. Fully tiled walls. Tiled flooring. uPVC double glazed window. Vertical chrome heated towel rail.

#### **Second Floor Landing**

Eaves storage. Radiator.

#### **Bedroom Six**

13'7 x 12'1

Eaves storage. Skylight with fabulous views. Radiator.

#### **Bedroom Seven**

16'8 x 13'1

Radiator.

#### **Family Bathroom**

A modern white suite comprising a tiled panelled bath with mixer taps and thermostatic shower over, a pedestal wash basin and a low suite W.C. Fully tiled walls. Extractor fan. Recessed spotlighting. Velux window.

#### **Outside**

#### **Garage**

#### **Gardens**

To the side and rear of the property there are private gardens which are primarily laid to lawn and features a substantial paved patio and raised decked area all enclosed within original stone walling. The wider grounds provides for ample off-road parking and access to a single timber garage. Additional tiered gardens, currently laid to lawn though they provide scope for further development given that there are wonderful views over the Cheshire countryside.

**£650,000**

HOLDEN & PRESCOTT







