







## The Cottage, Chapel Lane, Macclesfield, Cheshire SK10 5UD

Nestled in the heart of the picturesque village of Rainow, this charming and archetypal two-bedroom stone cottage is presented in immaculate condition throughout. The property beautifully blends period character with modern comfort, featuring finger-latch doors and exposed beams. Set within a semi-rural location close to stunning surrounding countryside, it nevertheless benefits from convenient access to Macclesfield and its excellent transport links making it an ideal home for buyers seeking village life without compromise.

The well-proportioned accommodation comprises an entrance hall, comfortable lounge, fitted kitchen, separate dining room and a contemporary shower room to the ground floor. To the first floor are two generous double bedrooms. The cottage further benefits from gas-fired central heating and uPVC double glazing.

Externally, the property is fronted by an attractive garden with established planting, while the garden wraps around to the side and rear, creating a variety of delightful seating areas. All are enclosed by a traditional stone walling. Two stone-built outhouses provide excellent additional storage.

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 along Hurdsfield Road continuing into Rainow Road. Proceed for approximately half a mile turning left opposite the church into Round Meadow. Continue on this road into Chapel Lane where the property can be found on the left hand side.

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

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## Ground Floor

### Entrance Hall

Composite front door with glazing inset.

### Lounge

13'06 x 12'01

Living flame electric fire set within a feature cast-iron and tiled fireplace. Fitted cupboard and shelving to the chimney recess. T.V. aerial point. Wall light points. uPVC double glazed window to the front elevation. Single glazed window to the rear elevation. Double panelled radiator.

### Kitchen

12'00 x 10'06 max

Single drainer composite sink unit with mixer tap and base unit below. An additional range of matching base and eye level units with contrasting work surfaces over. Integrated single oven. Integrated four ring induction hob with extractor hood over. Plumbing for automatic washing machine. Space for a fridge and freezer. Recessed spotlighting. Partially tiled walls. Exposed wooden ceiling beams. Laminate flooring. Two uPVC double glazed windows. Single glazed window. Double panelled radiator.

### Dining Room

10'04 x 8'08

Wall light points. Built-in cupboard. uPVC double glazed window. Single panelled radiator.

### Inner Hallway

Spindle balustrade to the staircase. Understairs storage cupboard.

### Shower Room

Cubicle with Mira electric shower over. Hand washbasin. Low suite W.C. Extractor fan. Fully tiled walls. Single glazed window. Single panelled radiator.



## **First Floor**

### **Landing**

Spindle balustrade to the staircase. Exposed wooden ceiling beam. Single glazed window. Single panelled radiator.

### **Bedroom One**

13'02 x 12'02

Floor to ceiling fitted wardrobes with open shelving. T.V. aerial point. Loft access. uPVC double glazed windows. Double panelled radiator.

### **Bedroom Two**

10'04 x 8'10 extending to 14'07

Fitted floor to ceiling wardrobes. Storage cupboard to the eaves. Exposed wooden ceiling beam. uPVC double glazed window. Double panelled radiator.

## **Outside**

### **Gardens**

The property benefits from a wrap-around, fully paved courtyard-style garden, enhanced by raised borders featuring a variety of mature planting. A generously sized seating area provides an ideal space for outdoor enjoyment, all enclosed by a charming stone-built cottage wall. There are two stone-built outhouses, one of which houses the Worcester Bosch combination condensing boiler and includes fitted shelving, offering useful storage.

### **Tenure**

Freehold

**£295,000**

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