



Toll Bar Cottage, Bosley Macclesfield, SK11 0PP.
£385,000

Toll Bar Cottage, Bosley, Macclesfield,

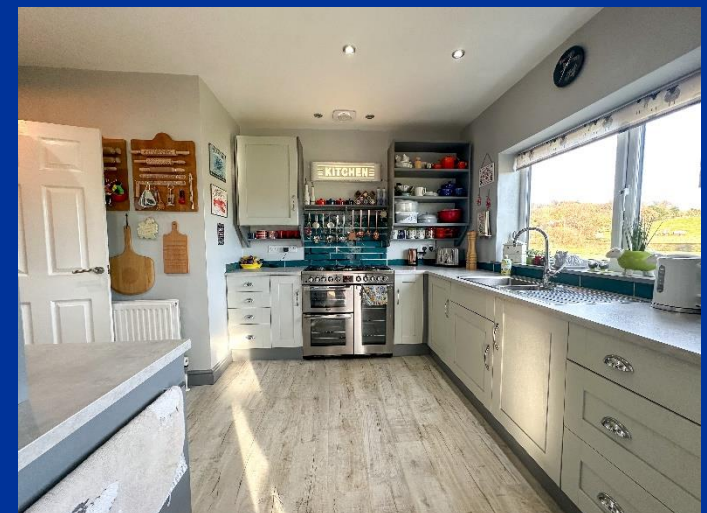
We are delighted to market this individual detached bungalow, set aside open fields with magnificent views.

The property benefits from modernised accommodation which includes two bedrooms and a dressing room, as well as having two luxurious bathrooms. The accommodation has been designed to maximise the views having two reception rooms with the main lounge having a multi fuel stove and an adjoining conservatory which is a delightful space and dining room with wrap around windows.

The kitchen has also been modernised with partially bespoke units designed with clever built in storage. The accommodation also includes a sizable utility room.

Externally there is parking which is owned by the property with space for approximately three vehicles, A gated feature brick archway gives access to the wrap around gardens which adjoining the open fields as well as having views over Bosley Minn.

The delightful gardens are stocked with feature plants and seasonal shrubs as well as paved patio areas, all of which have those previously mentioned views.



Situated within a non-estate location nestled between Bosley and Macclesfield, as well as having direct road links to Leek and Congleton town, which is approximately a 10–15-minute drive away.

There is also nearby access to the Macclesfield Canal with its picturesque walks, Rudyard Lake and Macclesfield Forest.

Utility room 8' 4" x 5' 0" (2.53m x 1.53m)

Having a range of modern wall mounted cupboard and base units with grey wood wash effect worksurfaces over. Plumbing for washing machine, space for tumble dryer, UPVC double glazed window and side entrance door, radiator, tiled floor. Access to loft space.

Shower Room 5' 0" x 8' 0" (1.52m x 2.45m)

Comprising of modern suite with a walk-in double width shower cubicle having a thermostatically controlled shower, fully tiled with inset shelving and sliding glazed shower door. Wash hand basin set in vanity storage unit, WC with concealed cistern and matching fitted bathroom furniture. Illuminated mirror. Radiator, fully tiled walls, tiled floor. UPVC double glazed window to the side aspect with views over the adjoining fields. Recessed LED lighting to ceiling.

Bedroom One 11' 11" x 15' 2" (3.62m x 4.62m)

Having UPVC double glazed window to the rear aspect with views of the adjoining fields. Wall light points. Radiator.

Dressing Room 10' 6" x 6' 0" (3.20m x 1.84m)

Having a UPVC double glazed window to the front aspect, radiator, stripped floorboards.

Bedroom Two 10' 3" x 8' 6" (3.12m x 2.59m)

Having a UPVC double glazed window to the front aspect. Radiator.

Inner hallway

Built in store cupboard. Recessed LED lighting and access to loft space. Radiator.

Family Bathroom 10' 10" x 5' 10" (3.31m x 1.78m)

Luxurious bathroom suite -having a double ended panelled bath with central deck mounted mixer tap, fitted vanity storage unit with incorporating worktop and countertop sink unit, low level WC with concealed system. Matching bathroom cabinetry with fitted worksurface over storage. Splashback tiling, wall light points, recessed LED lighting with extractor fan to ceiling. Secured window to the front aspect, chrome heated towel radiator, tile effect vinyl flooring. Hairdryer with usb socket.

Kitchen 12' 10" x 10' 0" (3.90m x 3.05m)

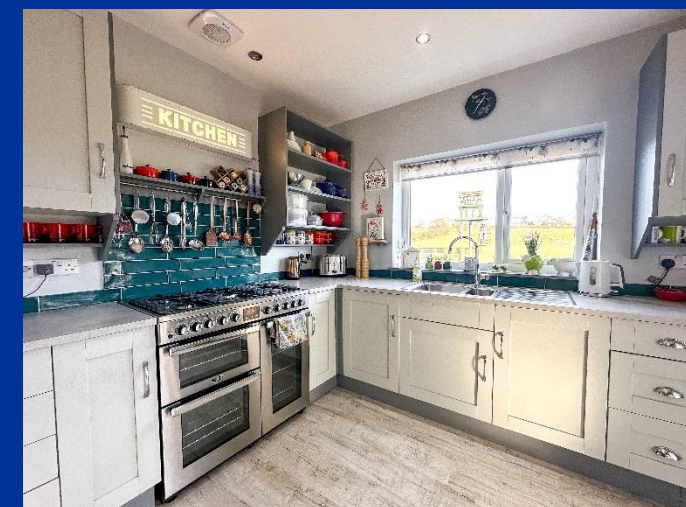
Having a range of modern on trend partially bespoke wall cupboard and base shaker units with incorporating storage. Concrete effect work surfaces over, incorporating one and a half bowl single drainer and sink unit with mixer tap over. Display shelving, space for a cooker, splash back tiling, recessed LED lighting and extractor fan to ceiling. LVT flooring, radiator, space for an American style fridge freezer.

Conservatory 11' 11" x 6' 11" (3.62m x 2.10m)

Of UPVC construction with polycarbonate roof having half brick base. Double glazed windows having views of the adjacent fields and Bosley Minn. UPVC glazed French doors given access onto the patio area. Tiled floor. Incorporating bookshelf.

Lounge 16' 4" x 11' 5" (4.97m x 3.47m)

Internal UPVC double glazed window to side aspect. Feature fireplace housing a cast iron multifuel stove set upon a tiled hearth. Radiator.



Externally

Parking is available which is owned by the property with space for approximately three vehicles. A gated feature brick archway gives access to the wrap around gardens which adjoin the open fields as well as having views over Bosley Minn. The rear gardens are stocked with feature plants and seasonal shrubs as well as paved patio areas.

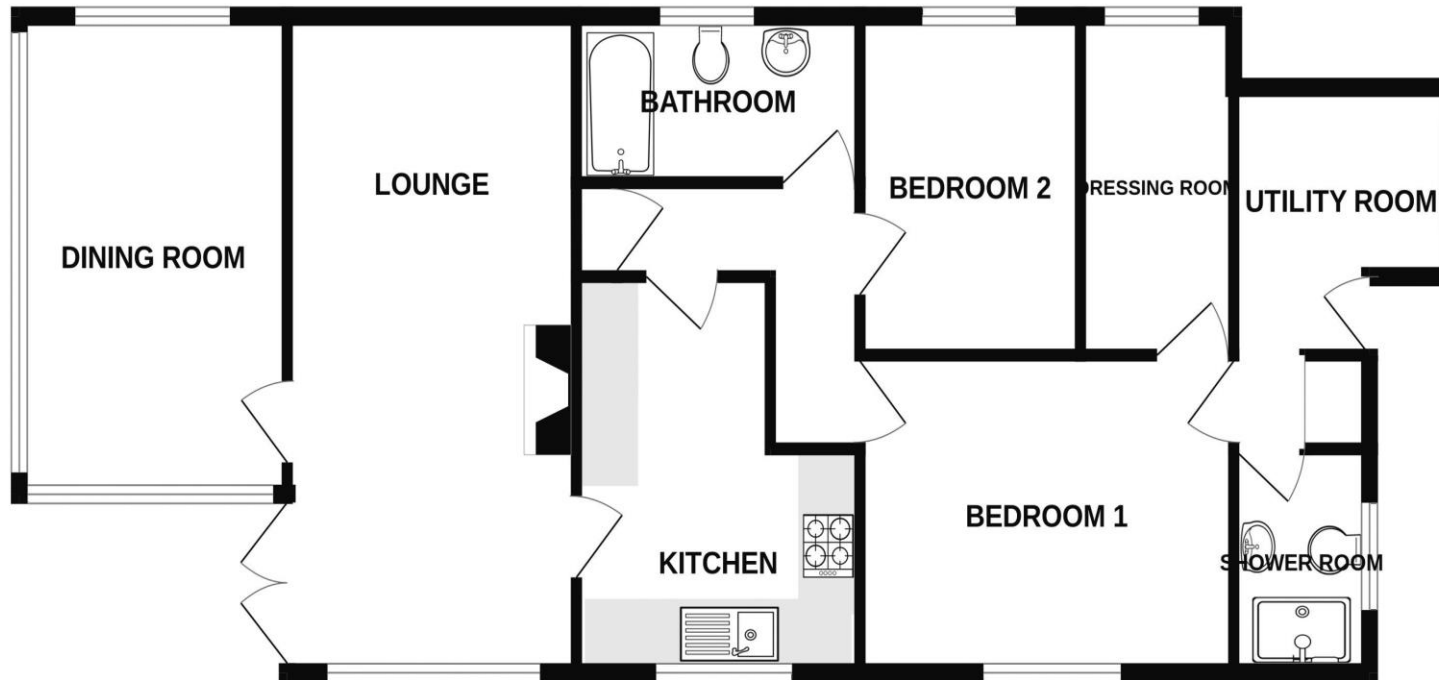
Note:
Council Tax Band: D
EPC Rating: E
Tenure: Freehold



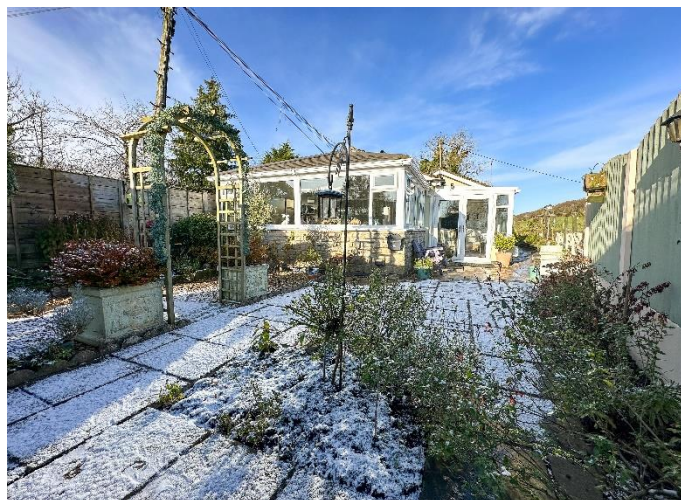




GROUND FLOOR



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16 High Street
Congleton
Cheshire
CW12 1BD
T: 01260 273241
E: congleton@whittakerandbiggs.co.uk

www.whittakerandbiggs.co.uk

Est. 1930
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