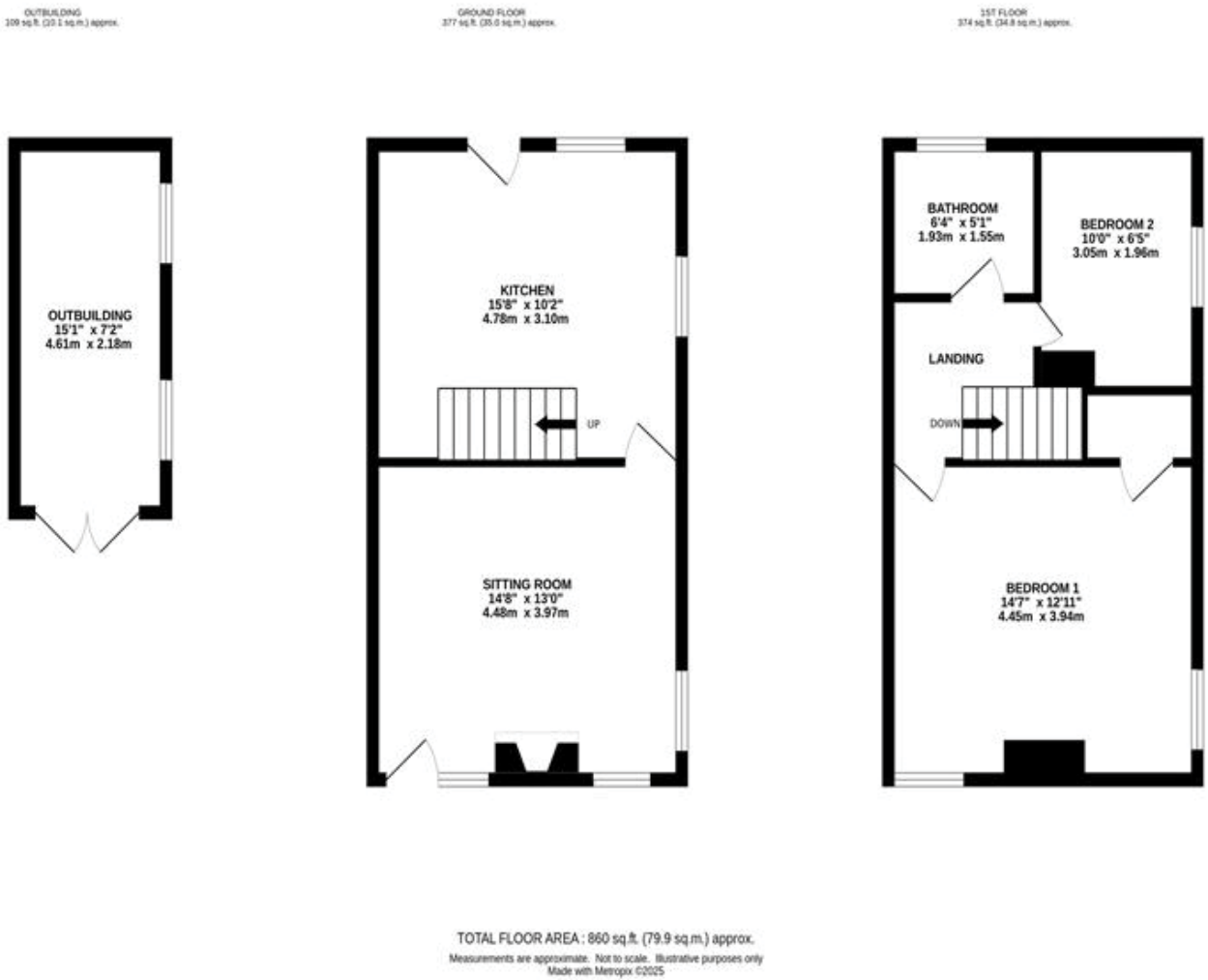


3 ELY FOLD COTTAGE
Flatts Lane, Kettleshulme
£350,000



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THE AREAS LEADING ESTATE AGENCY

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01663 719500 whaley@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

A CHARMING Grade II Listed Cottage which has delightful character accommodation with TWO BEDROOMS and a DESIRABLE BACKWATER PICTURESQUE location within the sought after village of Kettleshulme. This Cottage also has the privilege of a lovely garden with VIEWS, PARKING and an additional STONE OUTBUILDING.

- A GARDEN FRONTED PERIOD GRADE II LISTED END OF TERRACE COTTAGE
- PICTURESQUE BACKWATER SETTING WITHIN KETTLESHULME
- FULL OF CHARM AND CHARACTER WITH EXPOSED ORIGINAL FEATURES

- SITTING ROOM AND DINING KITCHEN
- TWO BEDROOMS AND A BATHROOM
- PICTURESQUE MATURE GARDEN TO THE REAR ADJOINING OPEN COUNTRYSIDE
- GOOD SIZED USEFUL STONE DETACHED OUTBUILDING
- OFF ROAD PARKING BAY

£350,000

3 ELY FOLD COTTAGE

Flatts Lane, Kettleshulme



DESCRIPTION

We are delighted to offer for sale this unique Grade II listed stone end of terrace cottage which has an attractive backwater position within a lane with only a few other similar properties. The location of this cottage is within the Conservation area which is set in the sought after village of Kettleshulme and has easy access to both Whaley Bridge and the larger town of Macclesfield. Both of these towns offer excellent amenities including, shops, schools, cafes and restaurants and good commuter links to both Manchester and London. Ely Fold Cottage has so much charm and original cottage character including exposed beams and feature stone fireplace in the sitting

room. In addition the cottage has beautiful gardens and a large stone outbuilding. The accommodation provides a dining kitchen with staircase to the first floor and a spacious sitting room with feature stone fireplace. The first floor landing leads to one spacious double bedroom and there is a further single bedroom plus a bathroom. Externally the cottage has a cottage style garden to the front, the rear garden is a good size and mainly laid to lawn including mature shrubs. The garden adjoins open fields with countryside views. In addition there is a 15ft stone detached outbuilding/workshop/storage and a parking bay. This truly is a delightful cottage and should be viewed to be fully appreciated.

LOCATION

Set amid the rolling hills of the beautiful Peak District, Kettleshulme is an ideal location situated in a picturesque valley. The area is known for its outstanding natural beauty with walks from the doorstep including Windgather Rocks. The village has a primary schools and is a short distance to Whaley Bridge with excellent amenities and rail links to Manchester. Manchester Airport is around a 40 minute drive away.

DIRECTIONS

SAT NAV SK23 7QY

TENURE

FREEHOLD

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

East Cheshire - Band D

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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