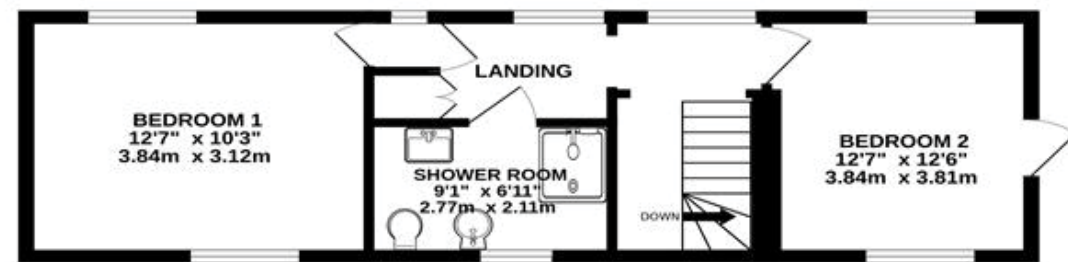
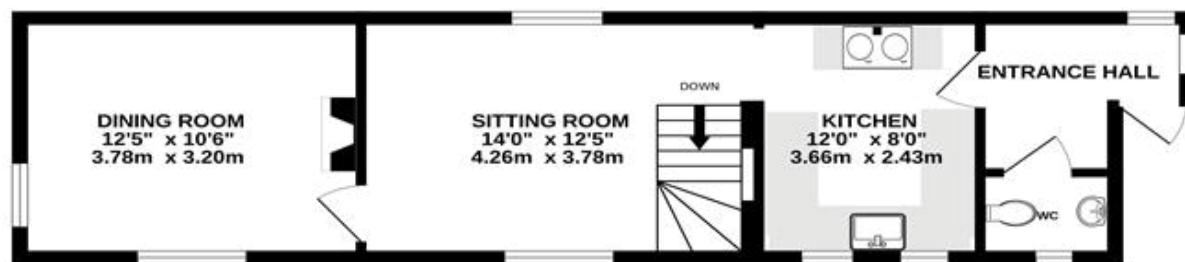


SIDE END COTTAGE
Macclesfield Road, Kettleshulme
OFFERS IN EXCESS OF
£350,000

1ST FLOOR



GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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THE AREAS LEADING ESTATE AGENCY

Whaley Bridge
15, Market Street, WHALEY BRIDGE SK23 7AA
01663 719500 whaley@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

A pre 1750 DETACHED CHARACTER former Blacksmiths cottage situated in a desirable Conservation area within the Peak District National Park. The cottage has TWO reception rooms, TWO bedrooms and full of CHARM and CHARACTER. The Cottage has seating areas and a PARKING SPACE.

- DETACHED CHARACTER PROPERTY built circa 1700's
- WITHIN A SOUGHT AFTER SEMI RURAL LOCATION ON THE EDGE OF COUNTRYSIDE
- TWO GOOD SIZED RECEPTION ROOMS WITH BEAMS AND STONE FIREPLACES

- FITTED KITCHEN AND CLOAKS/WC
- TWO GENEROUS BEDROOMS AND A BATHROOM
- LANDING WITH OFFICE AREA
- OFF ROAD PARKING
- SEATING AREA AND VIEWS

**OFFERS IN EXCESS OF
£350,000**

SIDE END COTTAGE

Macclesfield Road, Kettleshulme



We are delighted to offer such a lovely cozy and character 18th century detached former Blacksmiths cottage believed to date back to the 1750's which is situated in a semi rural desirable conservation area within the Peak District which offers outstanding scenery and countryside walks from the doorstep. In recent years the cottage has been extended to provide additional facilities and as you enter it has a lovely cozy feel with all its original features including exposed stone work, beams and feature stone fireplaces with dual aspect wood burning stove. In addition the property benefits from gas central heating.

The well presented accommodation provides an open entrance porch, cloaks/WC., fitted kitchen with an AGA, sitting room and a dining room. The first floor landing area has a shower room and two generous double bedrooms. Externally the property has a seating area and there is a good sized store and parking space. Kettleshulme is a popular and sought after semi rural village and the village has a reputable Public House/Restaurant and a highly regarded primary school. The location is also close to both Whaley Bridge which offers excellent amenities and good commuter links to Manchester and beyond. The larger town of Macclesfield is also a short drive away and has more comprehensive amenities and rail links to London.

LOCATION

Set amid the rolling hills of the beautiful Peak District, the village of Kettleshulme is an ideal location situated in the picturesque Goyt Valley it is within close proximity to the beautiful Fernilee and Errwood reservoirs with the High Peak Canal at its heart. Nearby Whaley Bridge has a good selection of shops, public houses and restaurants. There are good commuter links to Manchester and the surrounding towns, by both rail and bus.

DIRECTIONS

SAT NAV: SK23 7QU

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 COUNCIL - BAND D

VIEWING

Viewing strictly by appointment through the Agents.

T W E N T Y N E T W O R K E D O F F I C E S T H R O U G H O U T C H E S H I R E , S O U T H M A N C H E S T E R & T H E H I G H P E A K



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