



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# Spuley Cottage, Spuley Lane, Rainow, SK10 5RR

A wonderful characterful 4 bedroom detached property which has been renovated and improved in recent years, in an idyllic situation with extensive garden.

## Guide Price £1,095,000

Constructed of stone, with stone flagged roof, this charming 4 bedroom country property offers the discerning purchaser the opportunity to acquire a wonderful family home, with extensive gardens, in a highly desirable location on the outskirts of the popular village of Bollington. The property has been sympathetically renovated and improved in recent years. It is set out with the living accommodation on the first floor, making the most of the countryside views, and the sleeping accommodation on the ground floor.

The accommodation briefly comprises: Entrance hall with a galleried staircase leading up to a large open plan living area with cast iron log burning stove, pitched roof, skylights and glazed double doors leading out to a terrace, covered by an electrically operated awning. A further reception/dining room, a WC and a delightful kitchen/diner with Neptune fitted units and integrated appliances, pitched roof with skylights and glazed sliding doors lead to another terrace. To the ground floor are four large bedrooms, two bathrooms and an inner hallway leading to a double garage. The property has double glazed windows throughout and is heated via an air source heat pump. Mains electricity and water are connected and the property is drained to a septic tank.

An internal inspection is highly recommended to appreciate the size, space and quality of this fabulous countryside property.

Outside, the property enjoys the most wonderful, large gardens including a Tarmac driveway with ample hard standing for multiple motor vehicles, with access to the double garage and steps leading up to the rear terraces. A path leads around the front of the property with a large sweeping lawn with beds and borders. There is a side patio with access to the brick built outhouse with stone tiled roof and a further set of steps leading up to the terraces. The lawn continues around the side of the property with borders and beds of mature and specimen shrubs and trees. The rear flagged terrace benefits from an awning which is electrically operated and automatically closes during high winds. Passing a rockery, more stone steps lead up to the top area of lawn with more beds with shrubs and trees, a rose bed, timber summer house and green house, a composting area, vegetable plot, fruit trees, two further timber sheds, a natural pond with stone walls and open countryside beyond. At the very top of the garden, a set of meandering steps lead down to the stream below which borders the property. The garden is fully fenced and secure. In addition to all of this, the property comes with another piece of land on the opposite side of the road, with another stone built outbuilding with a stone roof, lawn with wild flowers planted and access to the septic tank.

There is a wide range of shopping, travel, educational and recreational facilities available in Bollington and nearby Macclesfield. Access points to the national motorway network, Inter-City rail travel to London and Manchester International Airport are all within 10 and 30 minutes drive of the property.

**DIRECTIONS:** From our Bollington office proceed up Palmerston Street taking the second exit at the mini roundabout. Bear immediately right into Ingersley Road. After approximately half a mile bear left into Spuley Lane where the property can be found after a short distance along on the right hand side.

### ACCOMMODATION

#### GROUND FLOOR

##### ENTRANCE HALL

With glazed doors leading in, partially exposed stone walls, feature stone archways, twin steps down to ground floor, staircase to first floor.

##### BEDROOM ONE

21'11 (in total into recess) x 15'11

Fitted wardrobes and chest of drawers, circular window, louvre shutters on both windows, radiator, vanity wash hand basin with cupboards and drawers below, exposed beams.

##### BATHROOM ONE

11'06 x 9'01

With shower enclosure, heated towel rail, vanity wash hand basin with cupboards and drawers below, low level WC, panelled bath, radiator, Karndean floor, part tiled walls.

##### BEDROOM TWO

17'04 x 16'10

Dual aspect with bay window, exposed beams, radiator, countryside views.

##### BEDROOM THREE

18'04 x 10'10

With built in wardrobes, vanity wash hand basin with cupboards below, radiator, exposed beams.

##### BEDROOM FOUR

17'04 x 13'10

With vanity wash hand basin with cupboards below, built in wardrobe/dressing table, painted beamed ceiling.

##### BATHROOM TWO

13'02 x 7'02

With panelled bath, shower enclosure, low level WC, pedestal wash hand basin, heated towel rail, tiled walls, Karndean floor, radiator.

##### INNER HALLWAY

With large cloaks cupboard, airing cupboard, Karndean floor, door to integral garage.

##### FIRST FLOOR

##### LIVING ROOM

25'05 x 17'05

Accessed via the galleried staircase, triple aspect, with exposed beams and skylights on the pitched ceiling, cast iron log burning stove with full length slate tiled hearth, two radiators, glazed double doors with electrically operated awning partially covering the terrace, enjoying garden and countryside views. A feature archway divides the open space into two distinct areas.

##### RECEPTION/DINING ROOM

17'05 x 15'10

Dual aspect with two radiators, Karndean floor, exposed beams, countryside views.

**KITCHEN DINER**

26'10 x 17'05 (overall)

Open plan, triple aspect with exposed beams on a pitched ceiling with electrically operated skylights, glazed sliding doors to terrace, radiator, Neptune fitted kitchen comprising base cupboards and drawers, wall cupboards and solid wood worktops, tiled splashbacks, 4-ring ceramic induction hob with ceiling extraction, double ovens with grills, warming drawer, dishwasher, bin drawer, large larder cupboard, heated towel rail, tongue and groove panelled ceiling, Karndeian floor.

**WC**

6'0 x 3'07

With vanity wash hand basin with granite top and cupboard below, Karndeian floor, low level WC, tiled walls

**OUTSIDE**

Delightful large gardens as previously mentioned.

**DOUBLE GARAGE**

24'02 x 20'02

With electrically operated roller door, plumbing for washing machine, fitted units with base cupboards and drawers, wall cupboards and worktops, stainless steel sink and drainer unit, wooden and steel shelving unit, power and light, cylinder for air source heat pump system, door to garden, tiled floor.

**OUTHOUSE**

4'03 x 5'03

**OUTBUILDING**

11'02 x 8'05

Located on the opposite side of the road.

**Tenure**

Freehold. Interested purchasers should seek clarification of this with their solicitor.

**Viewings**

Strictly by appointment through the Agents.

**Possession**

Vacant possession upon completion.

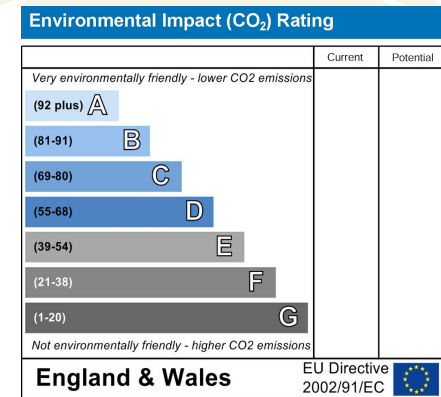
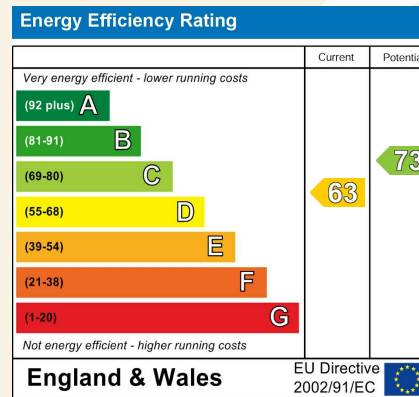
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