



HOLMES ~ NADEN  
INDEPENDENT ESTATE AGENTS

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# 12, Moss Lane, Bollington, Cheshire, SK10 5HJ

A charming and historic 5 bedroom stone farmhouse with delightful gardens, in the sought after village of Bollington.

## Guide Price £825,000

Constructed of stone, this beautiful 5 bedroom, lovingly renovated, detached character property offers the discerning purchaser the opportunity to acquire a fabulous family home in a semi rural location, yet within easy reach of Bollington village, with delightful gardens and far reaching countryside views.

The accommodation briefly comprises, to the ground floor: Entrance hall with original solid oak staircase and open beamed walls, WC, utility area, living room with cast iron stove leading through to a charming conservatory with views over the well kept gardens, separate snug, rear hall with multi fuel stove, kitchen/diner with a wealth of fitted units and worktops. To the first floor, the landing allows access to three good sized bedrooms and a family bathroom. The third floor benefits from two further, well proportioned bedrooms with lovely country views. A gas central heating system has been installed and the property has oak framed double glazed windows throughout.

An internal inspection is highly recommended to appreciate the quality and charm of this unique property.

Outside, the property benefits from off road parking on a flagged driveway, surrounded by beds and borders fully stocked with flowers and mature and specimen shrubs and trees. These beds continue around the side of the house with a flagged pathway, leading round to the most delightful gardens which enjoy flagged and gravel areas for seating, a small ornamental pond, raised beds and borders, a beautiful meandering lawn leading up to a well established orchard with various fruit trees including apples, pears, plums and damsons, a central flower bed containing an area for seating, a timber built log store and a timber shed. In addition, there is rear access to a workshop/store attached to the house. The gardens backs on to open countryside.

Bollington caters for most everyday needs, whilst more extensive facilities may be found in Prestbury, Macclesfield, Wilmslow and Alderley Edge, all within short driving distance. Access points to the national motorway network, Inter-City rail travel to London and Manchester International Airport are all within 30 minutes drive of the property, with the Peak District National Park within easy reach.

### DIRECTIONS

From our Bollington Office proceed up High Street turning left into Palmerston Street. Proceed towards Macclesfield for approximately quarter of a mile turning right into Moss Brow just before Bollington Cross Primary School. Turn first left into Moss Lane where the property can be located after approximately 200 yards on the left hand side, opposite Ridley Road.

### ACCOMMODATION

#### GROUND FLOOR

#### ENTRANCE HALL 9'05 x 8'04 (approx)

With terracotta tiled floor, exposed brick wall with beams, beamed ceiling, tongue and groove panelled wall, original oak built staircase to first floor with cloaks area and storage beneath, access to an enclosed utility area with plumbing for washing machine and open shelving.

#### WC 4'07 x 3'06

With low level WC, pedestal wash hand basin, tongue and groove panelling to one wall, half tongue and groove panelling to others, beamed ceiling, terracotta tiled floor, fabulous views over countryside.

#### LIVING ROOM 14'01 x 13'11

Feature stone built fireplace with cast iron multi-fuel stove, radiator, beamed ceiling, dual aspect, glazed double doors leading through to:

#### CONSERVATORY 11'01 x 8'05

With wooden floor, door to garden, delightful garden views.

#### SNUG 14'0 x 10'08

Feature fire place with gas fire, built in window seat storage, dual aspect, window with panelling feature, beamed ceiling, radiator, built in wall cupboard.

#### REAR HALL 9'02 x 7'0

With beamed walls, terracotta tiled floor, cast iron multi-fuel stove, gas boiler, part glazed door to side garden, leading to:

#### KITCHEN/DINER 15'0 x 12'06

Fitted kitchen with a range of base cupboards and drawers, wall cupboards and quartz worktops with tiled splash backs, Rangemaster range cooker and extractor unit, one and a half bowl stainless steel sink unit, integrated dishwasher, radiator, dual aspect, beamed ceiling, terracotta tiled floor.

#### FIRST FLOOR

#### LANDING

Original oak staircase, beamed walls, open shelving, stairs to second floor.

#### BEDROOM ONE 14'02 x 13'04 (approx)

With beamed ceiling, fitted wardrobes, radiator, views over garden.

#### BEDROOM TWO 14'02 x 9'11

With beamed ceiling, cast iron fireplace, radiator, views over garden.

**BEDROOM THREE 11'01 x 9'03**

With beamed ceiling, beamed wall, radiator.

**BATHROOM 9'02 x 6'09**

With pedestal wash hand basin, panelled bath with overhead shower, low level WC, large built in storage cupboard, radiator, exposed wooden floor, beamed walls, part tiled walls.

**SECOND FLOOR**

**STAIRCASE**

Original oak staircase, beamed walls, beamed ceiling.

**BEDROOM FOUR 17'6 x 9'06 (approx)**

Dual aspect with radiator, beamed ceiling, space under eaves for storage, built in window seat, vanity wash hand basin with cupboard below, wonderful countryside views.

**BEDROOM FIVE 17'6 x 14'01 (approx)**

Dual aspect with radiator, beamed ceiling, space under eaves for storage, wonderful countryside views.

**OUTSIDE**

Fabulous gardens as previously mentioned.

**WORKSHOP 10'07 x 10'04**

With power and light.

**Tenure**

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

**Viewings**

Strictly by appointment through the Agents.

**Possession**

Vacant possession upon completion.

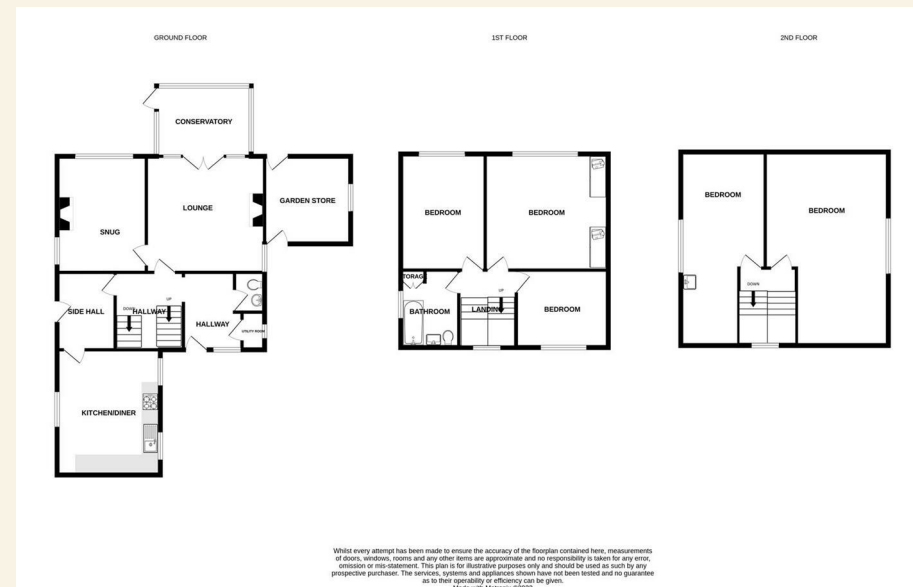
**PRESTBURY OFFICE:**

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CHESHIRE SK10 4DG

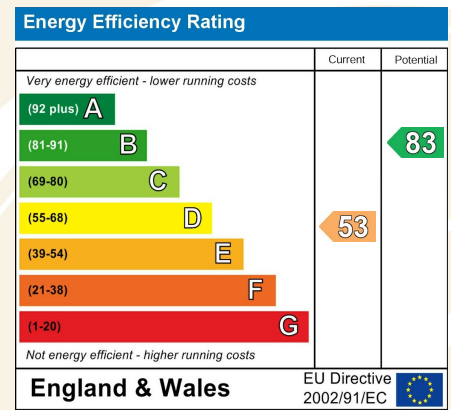
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