



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

2 Brook House, Wellington Road, Bollington, Cheshire, SK10 5JH

A superb three storey property forming part of an original Manor House in the heart of Bollington Village.

Guide Price £465,000

Built around 1860 and constructed in stone with Stucco render, Brook House is steeped in local history. Prior to 1775 the site was occupied by two brothers who ran a tannery. In later years it became a doctors surgery for a short time and in 1939 a dance teacher lived at Brook House and ran a dance school from the Manor House.

Divided into three private residences in 2007, we are pleased to be able to bring to the market this three storey unique property which is presented to the highest of standards throughout.

In brief the accommodation comprises on the ground floor canopy porch, a bright and spacious lounge, rear vestibule and breakfast kitchen, whilst at first floor level the landing allows access to a utility area, master bedroom with en-suite shower and a family bathroom. At second floor level there are two further good sized bedrooms. The whole of the accommodation is warmed by a gas fired central heating system and stylish cast radiators are installed throughout.

Outside the property forms part of a small select development, which is maintained to the highest of standards. There is a small enclosed garden and parking for two motor vehicles.

We would strongly recommend an internal inspection of this delightful property in order to appreciate the fine merits it has to offer.

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, Intercity rail travel to London and Manchester International Airport are all within 30 minutes drive of the property.

ACCOMMODATION

GROUND FLOOR

CANOPY PORCH

Front, period style canopy porch with leaded light mahogany front door.

LOUNGE 21'2 x 13'0

Two cast iron radiators, period style ceiling cornice, marble feature fireplace with electric flame effect fire, large feature bay window overlooking garden, plantation shutters to bay, polished original pine wood floorboards, TV and telephone points.

REAR ENTRANCE VESTIBULE

With cast iron radiator, ceiling cornice, underfloor heating and useful storage cupboard with gas boiler.

BREAKFAST KITCHEN 12'0 x 12'0

Enjoying a traditional style quality kitchen including base cupboards, drawer unit, wall cupboards and solid blockwood hardwood worktops, integrated dishwasher, integrated fridge/freezer, five ring gas hob with extractor canopy over, double electric oven, one and a half bowl stainless steel sink unit, part tiled walls, cast iron radiator, TV and telephone points, plentiful power sockets, tiled underfloor heating.

FIRST FLOOR

LANDING

Original polished wood floorboards, radiator, walk in cupboard/utility with plumbing and space for washing machine and dryer.

BEDROOM ONE (MASTER) 21'5 x 12'5

A bright excellent sized room opening into bay window with plantation shutters fitted, two radiators, TV, telephone, USB points, original polished wood floorboards.

EN-SUITE

With double size shower cubicle, white combination washbasin and WC vanity unit, chrome radiator and extractor vent.

BATHROOM (FAMILY)

A white and chrome suite comprising of large white corner bath with shower, wash hand basin, white WC and white storage wash hand basin vanity unit, chrome radiator, extractor vent.

SECOND FLOOR

LANDING

With access to boarded roof space, leading to walk in drying/ pressure cylinder room, power socket.

BEDROOM TWO 16'0 x 12'5

Excellent size room with original polished wood floorboards, radiator, TV, telephone points.

BEDROOM THREE 12'3 x 8'4

Another good size room with original polished wood floorboards, radiator, TV, telephone points.

OUTSIDE

GARDENS AND PARKING

A unique setting with adjacent coach house and similar stone buildings. Gardens laid to grass front and side with period stone paving, walls and front patio area. Parking for two cars.

TENURE

We have been advised that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

POSSESSION

Vacant possession upon completion.

VIEWINGS

Strictly by appointment through the Agents.

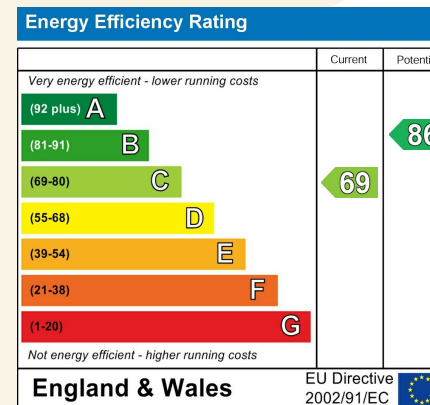
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