



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

Cophurst, Shrigley Road, Pott Shrigley, Cheshire, SK10 5SE

A unique, 16th century, grade 2 listed semi-detached property occupying a semi-rural location.

Guide Price £495,000

Located on the northerly side of Pott Shrigley, Cophurst is a charming, 16th century, grade 2 listed cottage standing in delightful, wrap-around, cottage gardens and benefitting from outstanding views over open countryside.

The accommodation, which is in need of some modernisation, briefly comprises on the ground floor; entrance hall, lounge, sitting room, kitchen and bathroom whilst at first floor the landing allows access to two good sized bedrooms and a separate WC. The property is warmed by a gas fired CH system.

Outside the property stands in delightful cottage gardens which wrap around the property and to the front and side comprise of lawns, pathways, abundantly stocked flower borders, whilst to the rear the property is paved for ease of maintenance with raised flower borders, all of which is fully enclosed. There is a small greenhouse and a single detached garage with parking for 2 motor vehicles on the driveway.

We would strongly recommend an internal inspection of this characterful and charming 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 Poynton. 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.

DIRECTIONS:

From our Bollington Office turn right at the junction into Palmerston Street, continue straight across the roundabout and proceed for approximately one mile passing Shrigley Hall Hotel on the right hand side. After a short distance turn right into Shrigley Road and continue along this road and before reaching the Coffee Tavern, Cophurst can be found on the right hand side.

ACOMMODATION

GROUND FLOOR

ENTRANCE PORCH

ENTRANCE HALL

With beamed ceiling, built in cloaks cupboard, staircase off, double radiator.

LOUNGE 16'6 x 13'6

Stunning copper fire surround with timber mantle, four wall light points, parquet floor, windows to two elevations, radiator.

SITTING ROOM 17'8 x 11'1

Feature fireplace with timber mantle and incorporating gas stove standing on a stone hearth, four wall light points, door to front garden, double radiator.

KITCHEN 17'2 x 10'7

Comprising a range of base, eye level units and drawers, one and a half bowl stainless steel sink unit, electric cooker point, cupboard housing Vaillant combination gas fired central heating boiler, feature stone wall, part tiled walls, double radiator, door to outside.

BATHROOM 9'6 x 6'

Panelled bath with shower over, pedestal wash hand basin, low level WC, fully tiled walls, double radiator.

FIRST FLOOR

HALF LANDING

With attractive leaded window.

LANDING

With built in cupboard and extensive eaves storage.

BEDROOM ONE 12'11 x 11'

Vanity wash hand basin with cupboards below, electric fire, access to loft, two wall light points, built in cupboard.

BEDROOM TWO 12'3 x 9'8

With a range of fitted furniture incorporating one double wardrobe with cupboards over, drawers to side, vanity wash hand basin with cupboards below, access to loft, single radiator.

SEPARATE WC

With low level WC suite.

OUTSIDE

Gardens to three sides as previously mentioned.

DETACHED SINGLE GARAGE**GREENHOUSE****TENURE**

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

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

BAND F

VIEWINGS

Strictly by appointment through the Agents.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

**MISDESCRIPTIONS ACT 1967**

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