



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

Endon Cottage, 40, Higher Lane, Kerridge, SK10 5AR

A tastefully refurbished, spacious, stone country home with outside studio nestling in the heart of the Kerridge countryside.

Price Guide £795,000

Constructed of stone, this characterful, tastefully refurbished and extended property offers a unique opportunity to acquire a fabulous country home, yet within a short distance of local amenities. The house enjoys handmade bespoke doors and handmade bespoke double glazed windows, has a wealth of beams throughout and sits amid delightful gardens.

On entering the property you are immediately welcomed by a reception hall with stone staircase leading up to first floor. The hallway leads to an 18' sitting room, extended 21' dining room with French doors to the garden, inner vestibule/utility with a utility room and cloakroom/WC, and a spacious breakfast kitchen. To the first floor the study landing allows access to an 18' master bedroom, bathroom/WC, large inner landing with access to a further 18' bedroom with vaulted ceiling, and a large bedroom 3/sitting room with mezzanine. A gas fired central heating system has been installed.

Outside, the garden enjoys beautiful gravelled gardens with well stocked borders, shrubs, mature and specimen trees, water fountain, waterfall, stone paths and steps leading through to the woodland garden. Endon Cottage also benefits from parking for up to 4 cars, a fully insulated studio with delightful views across the Cheshire plain, a summer house, shed and a log store.

An internal inspection is highly recommended to appreciate this beautiful and unusual country cottage.

There is a wide range of shopping, travel, educational and recreational facilities available in Bollington and nearby Macclesfield.

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL 10'0" x 9'2"

Fired earth stone tiled floor, column radiator, cupboard housing gas meter, stone staircase off.

SITTING ROOM 18'7 x 13'9

Engineered oak floor. Multi-fuel stove. 2 double radiators. Views to garden.

DINING ROOM 21'2 x 10'8

Bespoke bi-folding handmade doors at entrance, herring bone engineered oak floor. Large double radiator. Picture windows with french doors to garden.

INNER HALL

New stone flagged floor.

UTILITY 11'3 x 6

Belfast sink with cupboard below. Plumbing for washing machine. Space for fridge/freezer. Shelving. Larder cupboard. Drying rack. Devol stone flagged floor.

CLOAKROOM/WC 10'9 x 5'10

Low level WC, vanity wash handbasin with cupboard under, column radiator, cupboard housing electric meter. Devol stone flagged floor.

BREAKFAST KITCHEN 19'1 x 11'7

With a range of bespoke units including base cupboards and drawers, wall cupboards and granite work surfaces, 5 ring gas hob with extractor over, double electric oven, Belfast sink, space for fridge, breakfast bar, column radiator, french windows with doors and views to garden in dining area, devol stone flagged floor. bespoke stable door to outside.

FIRST FLOOR

STUDY LANDING

Reading area with fitted bookcase and shelving. Column radiator. Velux window. Access to loft.

BEDROOM 1 18'5 x 12

Windows to 2 elevations and also a porthole window. Double column radiator. 2 double radiators. 2 fitted wardrobes. Original wooden floor. Access to loft.

BATHROOM

Column radiator with heated towel rail. Low level WC. Pedestal wash hand basin. Freestanding bath with shower over. Fired earth tiles. 2 wall light points. Expel air extractor.

BEDROOM 2 18'6 x 10'7

Vaulted ceiling. Windows to 3 elevations. Double column radiator. Wooden floor.

INNER LANDING

Engineered herringbone oak floor. Deep fitted wardrobe off.

DRESSING ROOM 8'3 x 5'10

Space for storage and clothing and housing Valiant combi-boiler.

BEDROOM 3 18'5 x 12

Large column radiator. Feature stone mullioned porthole window. Bespoke stable door to outside terrace. Views over garden. 2 wall light points. Stairs to:

BED DECK AREA 14'3 x 7'4

Solid wood floor. Eaves storage.

OUTSIDE

Gardens as previously mentioned. Gravelled parking area with space for up to 3 cars. Wooden summer house and shed. Log store. Bin store.

STUDIO 15'1 x 13'6

Fully insulated with 3 double glazed windows. Morso wood burning stove. Concrete floor. Views over the Cheshire plain. Parking space to side. Door to:

STUDIO STORAGE 14'2 x 7'2

As per studio, fully insulated with concrete floor.

VIEWINGS

Strictly by appointment through the Agents.

POSSESSION

Vacant possession upon completion.

TENURE

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

COUNCIL TAX

BAND G

PRESTBURY OFFICE:

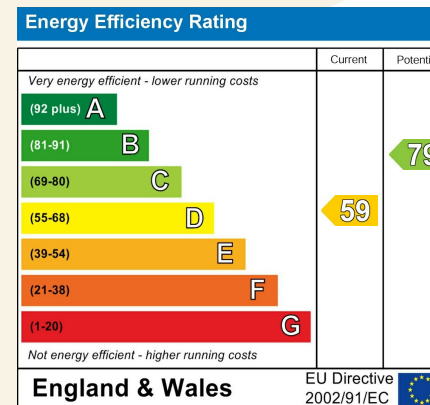
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