



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS



# Woodbine Cottage, Shrigley Road, Pott Shrigley, Cheshire, SK10 5RT

A unique, historic, stone detached property situated in a semi rural location with a parcel of land adjacent to the property, double garage and private gardens.

**£895,000**

We are pleased to offer for sale Woodbine Cottage which is a delightful, historic country cottage originally dating back to the eighteenth century with later additions. The property has retained a number of original features to include a wealth of beamed ceilings, stone lintels, latch batten doors, a wood burning stove and open fire.. The majority of the windows throughout are double glazed with the front elevation windows having acoustic paned glass. A gas fired central heating system has been installed.

In brief the accommodation comprises; On the ground floor; covered porch, country kitchen, snug, inner hall, reception room/study, dining/family room, sitting room, delightful garden room with french doors to the garden. The first floor; the landing allows access to a master bedroom with dressing room (which was originally the 4th bedroom), en-suite shower room, 2 further double bedrooms and a family bathroom.

The property stands on a good sized plot and enjoys a gated driveway leading to a double garage. The gardens are laid out for ease of maintenance and comprise a large, stone paved patio, artificial lawned area, courtyard and well stocked borders which are fully enclosed enjoying a degree of privacy. The gardens also benefit from a sunny aspect. The property sale includes a parcel of land situated across the road which could be used for a number of purposes and will accommodate up to six/seven cars.

An internal inspection is highly recommended to appreciate the size, space and character of this wonderful country cottage.

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.

#### DIRECTIONS:

From our Bollington Office turn right at the junction into Palmerston Street, continue straight across the roundabout and proceed on Shrigley road for approximately 2 miles where Woodbine Cottage can be found on the left hand side.

#### GROUND FLOOR

#### COVERED PORCH

#### KITCHEN 14'2 x 13'8

Excellent range of base cupboards and drawers, solid oak granite worktops, Belfast sink with mixer tap, integral dishwasher, integral fridge, integral freezer, electric oven and 4 ring gas hob, cupboard housing Baxi combi boiler, quarry tiled floor, bay window, stable door, part tiled walls.

#### SNUG 12'5 x 13'8

French door to outside, fireplace with brick inset and tiled hearth, open flue, 3 wall light points, double radiator.

#### INNER HALL

Oak floor, under stairs storage cupboard, staircase off. Leading to:

#### RECEPTION ROOM/STUDY 12' x 7'3

Oak floor, single radiator.

#### GARDEN ROOM 14'9 x 9'5

Acoustic glass window, 2 double radiators, oak floor, french doors to garden.

#### DINING ROOM/FAMILY ROOM 12'4 x 12'2

Attractive fireplace, decorative stove, single radiator.

#### SITTING ROOM 14'6 x 10'9

Attractive fireplace, log burning stove, double radiator.

#### FIRST FLOOR

#### LANDING

#### BEDROOM 1 12' x 14'2

Double radiator.

#### DRESSING ROOM/ORIGINAL 4TH BEDROOM 12'3 x 9'

#### EN-SUITE 12'3 x 5'

Walk-in shower enclosure, wall-mounted wash hand basin, low level WC, centrally heated towel rails, attractive heated tiled floor, fully tiled walls, Expelair extractor fan.

### INNER LANDING

Built-in bookcase.

### BEDROOM 2 13'1 x 12'6

Double radiator. Access to loft.

### BEDROOM 3 10'9 x 14'4

Double radiator.

### BATHROOM 8'10 x 7'2

Panelled bath, pedestal wash hand basin, low level WC, built-in linen cupboard, oak floor.

### OUTSIDE

Gardens as previously mentioned and electric sockets on the raised terrace'

### GARAGE

Electric light and power.

### COUNCIL TAX

BAND G

### POSSESSION

Vacant possession upon completion.

### VIEWINGS

Strictly by appointment through the Agents.

### 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.

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### Energy Efficiency Rating

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>82</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | <b>64</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |



### MISDESCRIPTIONS ACT 1967

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