



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

Cedar Lodge, Shrigley Road, Pott Shrigley, Cheshire, SK10 5SG

A stunning detached property enjoying a convenient location with magnificent gardens and far reaching views across open countryside.

£750,000

Located near the edge of Lyme Park in Pott Shrigley and close to Poynton, this property is uniquely positioned to offer a delightful countryside setting that is still close to modern amenities.

During the present owner's time in residence the property has undergone a transformation programme and now has a new roof, a new kitchen, a new bathroom and a newly installed wastewater treatment plant. It has also been recently rewired. The gardens have been beautifully landscaped to take full advantage of the magnificent views across the surrounding countryside.

In brief the accommodation comprises on the ground floor entrance porch, reception hall, lounge, open plan morning/dining room and kitchen. The inner hall leads to two bedrooms (originally three) and a well appointed bath/shower room. At first floor level there is another bedroom enjoying glorious views over countryside with an attached cloakroom and an extensive walk-in loft space with additional eaves storage. The whole of the accommodation is warmed by an oil fired central heating boiler and is augmented by double glazed windows and doors throughout.

Outside the property enjoys a beautiful setting and to the front there is a paved driveway with parking for multiple vehicles together with a double detached garage. The garage has eaves storage, a remote controlled up and over door and access within to a small cellar. The stunning gardens to the side and rear have been lovingly landscaped to include abundantly stocked flowers, trees, hedges and shrubs. There is a raised patio area along with a stone paved patio, stone walls and various seating areas around the garden allowing you to enjoy the delightful views across rural countryside. There is also a garden store with veranda. A walk around these gardens, along the various pathways and across the bridges over the Poynton brook will be sure to melt away any current stress.

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

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

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 some distance, past the coffee tavern, past Green Close Methodist church and then the property can be found a short way further on the right hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH

Quarry tiled floor.

RECEPTION HALL 15'1 x 11'6

Attractive Amtico floor, single radiator, large built-in cupboard, spiral staircase off leading to bedroom 2.

LOUNGE 12'3 x 17'2

Feature fireplace with exposed wooden beam over and stone hearth. Log burning stove. Double radiator. 2 wall light points. Double doors leading to:

MORNING ROOM 24'1 x 8'10

Open plan family/dining room with French doors to the side garden and rear door to back garden. Attractive Amtico floor. 2 double radiators. Plumbing for washing machine, space for dryer. Stunning 360° views across beautiful gardens and countryside beyond.

KITCHEN 12' x 10'8

Comprising an excellent range of base, eye level and drawer units, Corian working surfaces, integrated dishwasher, Miele electric built in oven with bread steamer and combination Miele built-in oven/microwave above, Siemens gas hob with extractor over, one and a half bowl sink with drainer and mixer tap, attractive glass splashback to walls, LED under cabinet strip lighting, space for fridge/freezer, attractive Amtico floor.

BEDROOM 3 14'10 x 10'5

Double radiator. French doors to garden and views of countryside beyond.

INNER HALL

Single radiator. Deep built-in cupboard.

BATHROOM 9'4 x 7'1

Walk-in shower cubicle with electric shower. Vanity wash hand basin with cupboard below housing water meter. Panelled bath with shower attachment. Low level WC. Wall mounted heated towel rail. Double radiator. Attractive laminate floor.

BEDROOM 1 12'7 x 22'4

Originally 2 bedrooms this spacious room features a range of fitted wardrobes (5 double and 1 single). 2 wall light points. Views.

FIRST FLOOR

BEDROOM 2 20'4 x 9'7

Stunning views across the gardens and open countryside beyond. Halogen inset lights. 2 single radiators. Cloakroom off with low level WC and wash hand basin with cupboard below, xpelair extractor fan. Door leading to an extensive loft room with additional eaves storage.

OUTSIDE

GARDENS

As previously mentioned.

DOUBLE DETACHED GARAGE

With up and over door, electric light and power, housing oil CH boiler, eaves storage.

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.

COUNCIL TAX

BAND G

PRESTBURY OFFICE:

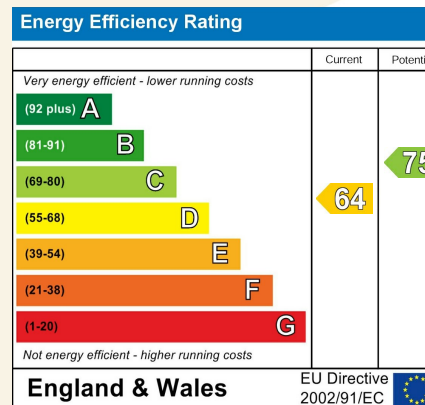
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