



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS



# The Old Coach House, 53, Wellington Road, Bollington, Cheshire, SK10 5JH

A truly unique and charming stone coach house with bespoke fixtures and fittings located in the heart of Bollington village .  
Detached garage and Driveway..

**Guide Price £535,000**

Constructed of stone, this superb individual property offers the discerning purchaser the rare opportunity to acquire an elegant and peaceful home in the heart of Bollington village. The original Coach House has been sympathetically restored to the highest of standards, with cleverly designed rooms of pleasing proportions. The only original part of the house is the stone walls. All internal walls, ceilings and floors, all plumbing, wiring and roof were newly restored in 2005. A delightful shower room has recently been fitted and the property benefits from underfloor heating and gas central heating, augmented by double glazed windows throughout. The large lounge window, which was originally the opening for the horses and carriages, is treated with an anti fade filter. The house is tastefully and stylishly decorated and beautifully presented throughout.

In brief the accommodation comprises on the ground floor: Entrance hall, lounge/dining room, beautifully fitted kitchen with hand-built units and Aga, study/utility room, cloakroom. At first floor level the landing allows access to three bedrooms and a large shower room. Outside the property benefits from a delightful courtyard style, south facing garden, with stone paved patio area and cobbled pathway. A driveway provides parking and leads to the stone detached garage.

An internal inspection is highly recommended to appreciate the workmanship and individuality of this fine conversion.

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

Directions: From our Bollington office turn left out of High Street and proceed under the aqueduct bridge. Continue for a short distance and immediately after the Medical Centre, turn right into Brookhouse Gardens, where The Old Coach House can be found tucked away on the right hand side.

## **ACCOMMODATION**

### **GROUND FLOOR**

#### **ENTRANCE HALL**

With Indian stone floor, staircase off, deep under-stairs storage cupboard

#### **LOUNGE/DINING ROOM 17'3" narrowing to 14'10" x 23'2"**

A delightful light and airy room with Coach House window, French door with non fade treated glass, attractive fireplace in limestone with inset and hearth and incorporating newly installed, remote controlled gas stove, ceiling cornice and centre roses, high skirting boards, under-floor heating. Exterior electric awning with remote.

#### **HAND-BUILT KITCHEN**

Comprising an excellent range of base cupboards and drawers, wall cupboards and granite worktops, built-in gas Aga (serving all hot water and one bathroom radiator), space for integral dishwasher, space for fridge freezer, 1½ bowl single drainer sink unit with mixer tap, attractive display cabinet, display shelf above Aga, built-in pantry, attractive part tiled walls, limestone floor, Velux window

#### **UTILITY ROOM/STUDY 9'9" x 9'0"**

With base units and drawers, plumbing for washing machine, space for dryer, limestone floor, double radiator, door to outside.

#### **CLOAKROOM/WC**

With pedestal wash hand basin, low level w.c, limestone floor, Xpelair extractor fan, Glow-Worm gas fired central heating boiler, double radiator

### **FIRST FLOOR**

#### **LANDING**

With access to loft, double radiator, picture window

#### **MASTER BEDROOM 15'11 x 8'9**

With windows to two elevations, bespoke built-in wardrobes, double radiator.

**BEDROOM 2 14'3 x 9'0**

Double radiator, walk in storage cupboard.

**BEDROOM 3 10' x 8'2**

Column radiator.

**SHOWER ROOM 10'11 x 6'1**

A tastefully modernised and recently refitted bespoke shower room comprising a large walk-in shower cubicle, part ceramic tiled walls, a remotely operated Velux skylight, heated towel rail, vanity wash hand basin with cupboards under and over, high level WC, ceramic tiled floor.

**OUTSIDE****GARDEN**

As previously mentioned.

**VIEWINGS**

Strictly by appointment through the Agents.

**TENURE**

We have been advised th the property is Freehold and free from Chief Rent. Interested purchasers should seek clarification of this from their Solicitor.

**POSSESSION**

Vacant possession upon completion.

**COUNCIL TAX**

BAND E

**PRESTBURY OFFICE:**

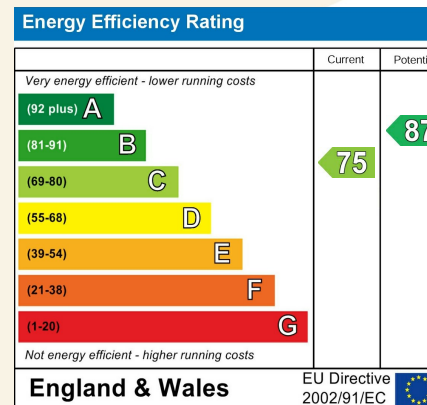
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**MISDESCRIPTIONS ACT 1967**

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