



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

White Nancy Cottage 1, Cow Lane, Bollington, Cheshire, SK10 5BL

A stunning substantial semi-detached stone property, occupying a sought after location on the fringe of open countryside with outstanding views to the rear towards White Nancy.

£345,000

We are delighted to bring to the market White Nancy Cottage, which is a truly stunning stone semi-detached property, which in recent years has undergone a complete renovation program. On entering the property you are immediately welcomed by the high quality décor and fixtures and fittings.

In brief this comprises an entrance hall, charming lounge with log burning stove, beautifully appointed breakfast kitchen which leads to a utility room and downstairs cloakroom. At first level the good sized landing allows access to two double bedrooms with built-in wardrobes and a spacious bathroom. The whole of the accommodation benefits from hardwood double glazed windows and doors throughout, the majority of which were installed by Pott Shrigley Joinery and quite recently a new Worcester Bosch gas central heating boiler has been installed.

Particular mention must be made of the outstanding views from every window in the property and most particularly to the rear where the property enjoys unspoilt views across countryside and towards White Nancy.

Outside to the front of the property, a stone pathway enjoys lawned areas to both sides with flower borders. There is a side garden which is beautifully landscaped with box hedging and abundantly stocked flower borders and a stone pathway leads to the rear of the property, whereby there is a good sized stone paved patio with several seating areas. The whole of the garden is fully enclosed by stone walling and spectacular views are enjoyed towards White Nancy.

We would strongly recommend an internal inspection of this amazing property to fully 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 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 proceed up High Street, at the junction turn left onto Chancery Lane and first right into Cow Lane where the property can be found after a short distance on the right hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Wall mounted cupboard housing gas and electricity meters, double radiator with shelf over, staircase off.

LOUNGE 12'4 x 10'

Feature fireplace incorporating log burning stove, double glazed sash window with views over Bollington, engineered oak floor, double radiator.

BREAKFAST KITCHEN 14'4 x 12'

Comprising an excellent range of base, eye level and deep drawer units, integrated fridge, integrated dishwasher, pull out waste bin, corner carousel, inset Belfast sink, composite working surfaces, Belling Range cooker with inset LED lights over, attractive shelving, deep built-in understairs storage cupboard with space for fridge freezer, picture window with seat enjoying far reaching views towards Manchester Airport, column radiator, attractive tiled floor, door to

UTILITY ROOM 6'3 x 5'7

Plumbing for washing machine, inset stainless steel sink with mixer tap and cupboard below, attractive wall mounted shelf, door to outside, tiled floor.

CLOAKROOM

Comprising low level WC, wall mounted wash basin with mixer tap, wall mounted Worcester Bosh boiler, attractive tiled floor, double radiator.

FIRST FLOOR

LANDING

Access to loft, double radiator.

BEDROOM ONE 14'3 x 12'

Deep built-in wardrobes with pull out hanging rails, double glazed sash window, views, double radiator.

BEDROOM TWO 9'10 x 9'6

Built-in floor to ceiling wardrobes with pull out hanging rails and drawers, double radiator, outstanding views over countryside and towards White Nancy.

BATHROOM 9' x 5'7

P shaped bath with shower over and glass side screen, low level WC, pedestal wash hand basin with mixer tap, chrome heated towel rail, attractive tiled floor, views towards White Nancy.

OUTSIDE

Gardens as previously mentioned.

LOG STORE

TENURE

We have been advised that the property is Freehold, and free from chief rent. Interested purchaser should seek confirmation of this from their solicitors.

VIEWINGS

Strictly by appointment through the Agents.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

BAND D

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



MISDESCRIPTIONS ACT 1967

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