



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

Walkers Green Cottage, Shrigley Road, Pott Shrigley, Cheshire, SK10 5RT

A beautifully restored and extended detached country cottage with delightful formal gardens and woodland, extending to approximately one acre.

Asking Price £850,000

Constructed of stone with part rendered elevations and a stone roof, this beautifully restored and extended country house offers a wonderful four bedroom two bathroom home, standing in delightful gardens occupying an idyllic location in Pott Shrigley. During the present owners time in residence the property has been sympathetically extended and has retained all its original charm and character.

In brief the accommodation comprises on the ground floor entrance hall, living kitchen, dining room and lounge. At first floor level the landing allows access to a master bedroom, dressing room/bedroom four, en-suite bathroom, three further good sized bedrooms and a family bathroom.

An internal inspection is highly recommended to appreciate this superb renovation and the high quality of fixtures and fittings within.

Outside the property is accessed via wooden electric gates with an entry phone system. A gravelled driveway allows ample hardstanding to motor vehicles and easy access to the substantial stone constructed double detached garages with offices above. The magnificent gardens extend to about an acre and are laid mainly down to lawn with well stocked borders, shrubs, gravel pathways, stone paved patios, woodlands and a meandering brook.

There is a wide range of shopping, travel, educational and recreational facilities available in Macclesfield. Access points to the national motorway network, Inter-City rail travel to London and Manchester International Airport are all within 10 and 20 minutes drive of the property.

Directions:

From our Bollington Office turn right out of High Street and proceed up Palmerston Street talking the second exit at the mini roundabout to Shrigley Road. Continue in the direction of Pott Shrigley where the property can be found on the right hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL 5'11 x 5'8

Stone flagged floor, double radiator.

BREAKFAST KITCHEN 19'6 x 16'10

Comprising an excellent range of base, eye level and drawer units, granite working surface, integrated fridge, integrated freezer, integrated dishwasher, cupboard housing gas fired central heating boiler, display

cabinets, built in wine rack, Falcon Range cooker comprising two ovens, five ring gas hob with extractor hood over, exposed feature stone wall, beamed ceiling, stone flagged floor, plinth heaters, French door to patio.

DINING ROOM 18'7 x 15'1

Under stairs storage cupboard with electricity meter, staircase off, French door to outside, double radiator, attractive stone flagged floor.

LOUNGE 17' x 12'3

Feature stone fireplace incorporating log burning stove, four wall light points, stone flagged floor, beamed ceiling, double radiator.

FIRST FLOOR

LANDING

With beams and wood floor.

MASTER BEDROOM 16' x 12'2

Two wall light points, wood floor.

DRESSING ROOM/ BEDROOM FOUR 11'9 x 9'2

With beams, double radiator, wood floor.

EN-SUITE BATHROOM 15'10 x 6'3

Comprising free standing bath with shower attachment, low level WC, vanity sink unit on an oak stand with cupboards below and Travertine surface, attractive Travertine floor and half tiled Travertine walls, chrome heated towel rail, walk in shower enclosure, beamed ceiling.

BEDROOM TWO 12' x 10'9

With vaulted ceiling, wood stripped floor, stone shelves to recess, double radiator.

BEDROOM THREE 11'7 x 9'2

Wood stripped floor, double radiator, beamed ceiling.

FAMILY BATHROOM 11'6 x 6'0

Comprising free standing bath with shower attachment, walk in shower enclosure, low level WC, vanity wash hand basin with oak cupboards below, chrome heated towel rail, attractive tiled floor and part tiled walls, wall light point, beamed ceiling.

OUTSIDE

DOUBLE DETACHED GARAGE

Stone built double detached garage with offices above. This building has been constructed with fully plastered cavity walls and roof insulation and lends itself well to a variety of uses.

GARAGE ONE 19'4 x 11'

Utility area with plumbing for washing machine, electric light and power.

GARAGE TWO 19'4 x 15'7

Staircase off.

FIRST FLOOR

OFFICE ONE 18'10 x 15'11

Electric wall mounted heaters,, skylight and window to side, wooden floor.

OFFICE TWO 19'2 x 11'3

Electric wall mounted heaters, skylight and window to side.

GARDENS

As previously mentioned.

SEPTIC TANK

GRAVELLED DRIVEWAY

ELECTRIC INTERCOM CONTROLLED GATES

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

BAND F.

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.

PRESTBURY OFFICE:

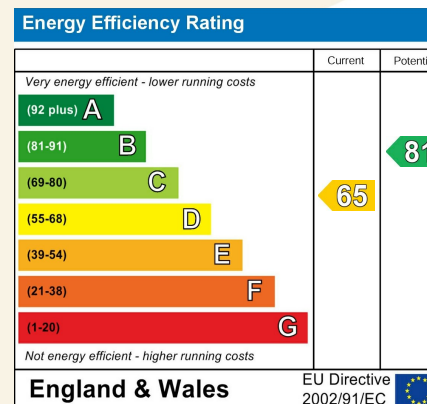
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