



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

Bridge House, 14, Hawthorn Road, Bollington, Cheshire, SK10 5JN

An individual and substantial family detached home, standing in beautiful landscaped gardens, enjoying a high degree of privacy with outstanding views to the rear.

Price Guide £795,000

Bridge House is a unique property situated between the canal and the Middlewood Way cycle path and is in an ideal position to enjoy walks and cycle rides in this charming village in the heart of rural Cheshire. Not only does the property offer spacious accommodation, but the considerable south-east facing garden plot has been landscaped beautifully and includes sun trap seating areas on the patio and at the top of the garden. Being next to the canal, the property enjoys a quiet and peaceful outlook with an abundance of wildlife. A substantial outbuilding at the top of the garden provides storage and a workshop, and also an additional area for socialising.

Presented to a very good standard this split level accommodation comprises an entrance hall, lounge with views over the garden and doors leading to the balcony, principle bedroom with en-suite, three further bedrooms, one of which has a study/dressing area. There is a good sized family bathroom. A staircase leads to the lower ground floor where is a delightful snug/garden room with doors leading to the garden and an adjacent shower room. The kitchen/family/dining area is of a particularly good size with doors leading to the rear garden and conservatory and the utility room is of a good size with door leading to the garden. All of the accommodation is warmed by a Hive central heating system augmented by uPVC double glazed windows throughout.

Outside the property stands in approximately a third of an acre with sweeping laws, ornamental ponds, abundantly stocked flower borders, various seating areas and a stone pathway meanders to the garden room/workshop. There is an additional piece of land behind the workshop. To the side of of the property there are raised flower beds and a pathway leads to the driveway providing parking for four motor vehicles. Access to both the canal and Middlewood Way are a stones throw away.

We would strongly recommend an internal inspection of Bridge House 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 Bollington and nearby Macclesfield. Access points to the national motorway network, Inter-City rail travel to London and Manchester International Airport are all within 10 or 30 minutes drive of the property.

Directions:

From our Bollington Office turn left out of High Street and continue for approximately an hour. Turn left into Hawthorn Lane and continue up the lane where Bridge House can be found on the right hand side.

ACCOMMODATION

ENTRANCE HALL

Two wall light points, picture light, double radiator, staircase leading to lower ground floor.

LOUNGE 23'9 x 13'11

Delightful room with inset log burning stove, display shelves to alcoves and cupboard below, five wall light points, French doors to the balcony with superb views over the garden, bay window, double radiator.

PRINCIPLE BEDROOM 14'6 x 13'3

Comprising an excellent range of built in wardrobes, two wall light points, double radiator.

EN-SUITE

With double walk in shower and glass side screen, wall mounted circular wash basin, low level WC, chrome heated towel rail, inset mirror, Travertine floor and walls, extensive storage area.

BEDROOM TWO 13'3 x 11'7

Single radiator.

BEDROOM THREE 10'2 x 10'2

Single radiator, open to

STUDY/DRESSING ROOM 7'4 x 5'4

French door to balcony.

BEDROOM FOUR 11'1 x 10'2

Double radiator.

FAMILY BATHROOM 7'4 x 9'

Comprising corner bath with shower over, low level WC, pedestal wash hand basin, fully tiled walls, single radiator.

STAIRCASE LEADING TO

LOWER GROUND FLOOR

Double radiator, engineered oak floor.

SNUG/GARDEN ROOM

French doors to balcony, engineered oak floor, double radiator.

SHOWER ROOM

Corner shower, low level WC, pedestal wash hand basin, chrome heated towel rail, Xpelair extractor fan, Travertine floor and walls.

L SHAPED UTILITY ROOM/ BOOT ROOM 11'8 x 9'8

Stainless steel single drainer sink unit, plumbing for washing machine, built-in cupboard housing wall

mounted gas fired central heating boiler and pressurised water tank, double radiator, engineered oak floor, door to outside.

BREAKFAST DINING FAMILY KITCHEN 26'7 x 17'1

Comprising an excellent range of base, eye level and drawer units, display cupboard, solid oak working surfaces, one and a half bowl stainless steel sink unit with mixer tap, Rangemaster cooker with five ring gas hob, electric ovens and extractor hood over, plumbing for washing machine, integrated fridge drawers, integrated fridge, integrated freezer, plumbing for dishwasher, breakfast bar, four skylights, engineered oak floor, part tiled walls, French doors to

CONSERVATORY 9'7 x 9'5

Engineered oak floor, double radiator, French doors to outside.

OUTSIDE

Gardens as previously mentioned.

GARDEN ROOM

With electric light and power.

WORKSHOP

With electric light and power.

GARDEN SHED

LOG STORE

DRIVEWAY

Providing parking for several motor vehicles.

TENURE

We have been advised that that the property is Freehold and free from chief rent. 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 F

PRESTBURY OFFICE:

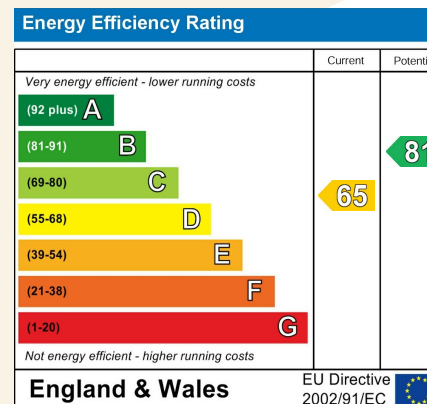
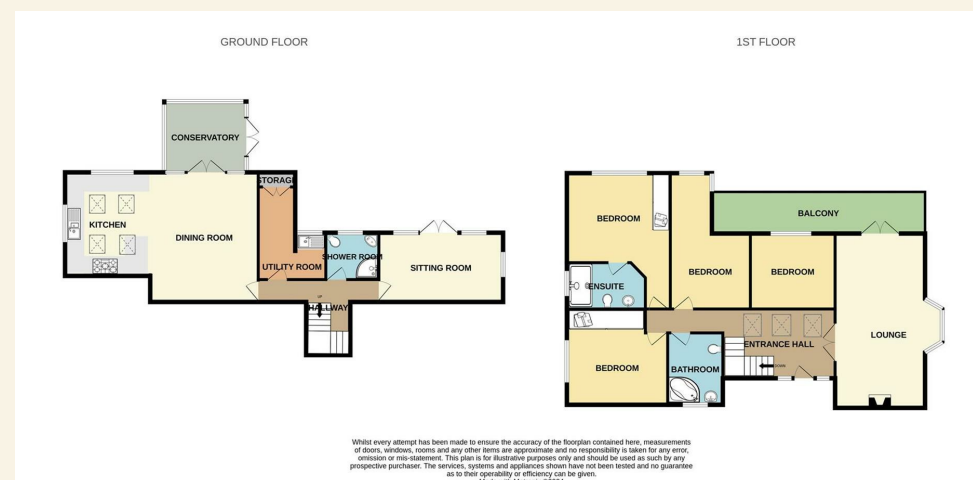
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