



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

26, Adlington Road, Bollington, Cheshire, SK10 5JT

A unique stone three bedroom period end terraced townhouse offering deceptively spacious accommodation and extensive rear garden with a number of seating areas including a superb raised decked area enjoying views towards White Nancy. Two garages and driveway with parking under license.

£450,000

A beautiful stone-built three bedroom end Victorian townhouse, blending timeless charm with deceptively generous living space. Boasting high ceilings and an abundance of original period features, this elegant home offers both character and comfort in equal measure. The property includes a substantial plot of land featuring expansive rear gardens, multiple seating areas and a stunning elevated deck that offers picturesque views towards the iconic White Nancy. Additional highlights include two garages and driveway parking, held under license, ensuring both convenience and practicality.

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

Directions:

From our Bollington Office proceed up High Street turing left into Palmerston Street. Continue for a short distance turning right into Adlington Road. The property can be found on the left hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

An elegant space enhanced by an attractive tiled floor, classic dado rail and a ceramic pendant light fitting. The substantial wall-mounted coat storage offers both practicality and style.

LOUNGE 13'10 x 11'6

A superb Burley log burner set on a slate hearth creates an inviting focal point, with a double radiator to further warm the space. The room is further enriched by an original Victorian wood-panelled window with tall shutters. Full ceiling-height original built-in cupboards with integrated shelving provide functional storage while preserving the period charm of the room. An Original BTC 'Hector' bone-china wall light and central pendant lampshade give ample lighting.

DINING ROOM 14'6 x 13' (overall)

The key feature of the room is the 5kW Clearview multi-fuel burner, set in a stunning Fired Earth tiled inset and hearth and framed by a carved surround. Two distinctive arched windows add architectural charm and natural light. Appointed with two Original BTC prismatic glass wall lights, a brushed stainless steel column double radiator, television aerial and telephone points, this room combines period character with modern functionality. Door to half cellar with very useful storage. Open to;

KITCHEN 14'10 x 8'3 (into recess)

The kitchen is a blend of contemporary design and practical luxury, featuring an excellent range of

high-gloss drawers and base units, paired with full-height cupboards incorporating pull-out storage—one concealing the washing machine. A Smeg range-style cooker with five-ring gas hob and double electric oven, an integrated NEFF dishwasher and integrated Hotpoint larder fridge are all included in the sale.

Extra-wide solid oak block work surfaces and a rectangular steel sink with one-and-a-half bowls and a brushed steel mixer tap give plenty of functional working space. A recently installed Worcester Bosch Greenstar boiler provides efficiency, and the space is warmed by a tall, brushed steel column radiator. The stone-flagged floor offers period charm.

Concertina bi-folding windows and doors open onto the rear garden, filling the room with natural light and offering picturesque views of the beautiful grounds.

FIRST FLOOR

LANDING

BEDROOM ONE 13'5 x 10'8

A lovely double room with full ceiling-height inbuilt storage, a stripped and painted wooden floor and an original Victorian cast iron fireplace. Finished with a single radiator and original wooden doors, enhancing the room's character

BEDROOM TWO 13'8" x 8'8"

A double bedroom featuring a stylish stripped and painted floor, built-in wardrobe, deep windowsill and a single radiator.

SPACIOUS BATHROOM/WC

A stylish white suite with stainless steel fittings, featuring a stunning centre-stage panelled bath, a shower cubicle with Fired Earth tiles and Mira shower, low-level WC, and pedestal wash hand basin. The room is further enhanced by an original Victorian cast iron fireplace and grate, double radiator, half-panelled walls and tiled floor. Stunning views across the land, gardens and farmland beyond.

INNER LANDING

Built in cupboard with full height display bookcase shelving over, lit by an Original BTC bone china 'Hector' wall light. Impressive cast iron spiral staircase to the second floor

SECOND FLOOR

BEDROOM THREE 19'8 x 10'4

A spacious room with exposed beams and three skylights, wooden laminate flooring and a double radiator. Enjoying extraordinary views across the gardens, farmland, and the night sky, with extensive eaves storage for added convenience.

OUTSIDE

GARDENS AND GROUNDS

The expansive gardens and grounds are designed for beauty, practicality, entertaining and to encourage wildlife. Immediately outside the kitchen is an original York stone patio, kitchen garden, and stone-built store with power. Wide stone steps lead to an extensive, private, sun trap area—perfect for family dining and entertaining.

Further large spaces with fruit trees, an organic vegetable bed, lawns, a pond area with fruit bushes, and a smaller deck area offer diverse outdoor living. The gardens are enclosed by 6ft hazel hurdle fencing and layered vegetation, providing a peaceful, rustic retreat.

The substantial 53m² raised decking platform is low maintenance with engineered aluminium supports, composite decking and oak finishes. It captures the sun all day long and boasts views of White Nancy - ideal for gatherings and relaxation. The vast grounds offer endless possibilities for allotment gardening, greenhouses, chickens, small livestock, play areas for children and substantial space for family pets.

Mature hedging and trees attract an abundance of wildlife, enhancing the natural beauty of this exceptional outdoor space.

OUTSIDE STORE

Stone built with slate roof and power supply.

TWO DETACHED GARAGES

License payable £1000 per annum for use of the driveway.

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.

POSSESSION

Vacant possession upon completion.

VIEWINGS

Strictly by appointment through the Agents.

COUNCIL TAX

BAND C

PRESTBURY OFFICE:

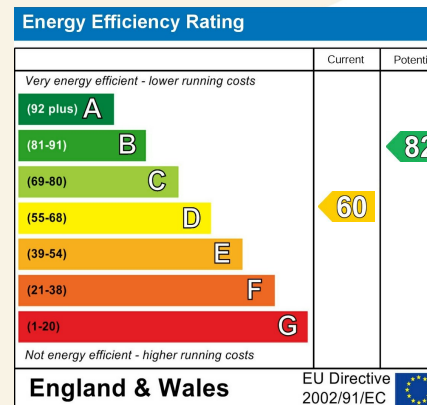
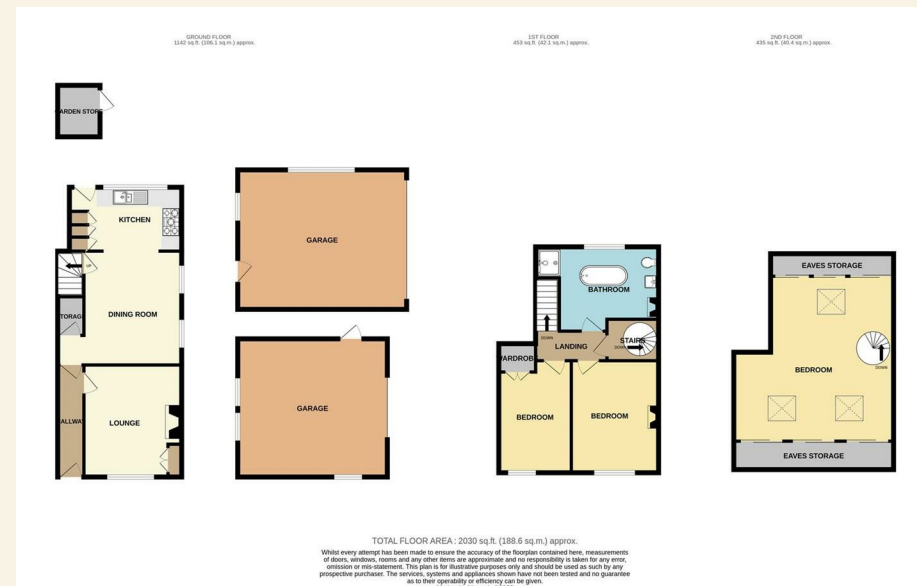
THE VILLAGE,
PRESTBURY,
CHESHIRE SK10 4DG

TELEPHONE: 01625 828254

FACSIMILE: 01625 820019

HEAD OFFICE:

16 HIGH STREET,
BOLLINGTON,
MACCLESFIELD,
CHESHIRE, SK10 5PH
TELEPHONE: 01625 560535
FACSIMILE: 01625 574445



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