



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

The Old Apothecary, 124, Wellington Road, Bollington, Cheshire, SK10 5HT

The Old Apothecary – A rare blend of Heritage & modern elegance situated in the heart of Bollington with off road parking and a rear garden. No Onward Chain | Stamp Duty Contribution Available.

£399,950

Step into the charm of a bygone era, seamlessly fused with contemporary comfort. The Old Apothecary, dating back over 200 years, has been thoughtfully restored, modernised, and extended into a spacious and stylish home designed for 21st-century living. Spanning three beautifully appointed floors, this characterful residence also benefits from private off-road parking.

The property, a home with heart and light enjoys at the core an expansive open-plan kitchen, dining and living area- a true showstopper. Flooded with natural light from three large skylights and full width bi-fold doors that open onto the landscaped garden. This space is perfect for entertaining, family life or simply enjoying the seasons indoors and out.

At ground floor level the accommodation offers space to live and breathe with a generous entrance hall, cloakroom/WC, elegant second lounge with a characterful open fireplace-perfect for cosy evenings. From the entrance hall there is access to the garage sized fully enclosed cellar/basement area.

At first floor level the spacious light filled landing allows access to three well proportioned double bedrooms, including a substantial master bedroom, a luxurious fourpiece bathroom suite featuring both a freestanding bath and a walk in shower.

Outside to the rear of the property the private tiered rear garden has been lovingly landscaped using locally sourced Bollington stone offering low maintenance planting that encourages wildlife and seasonal colour. A private patio area is perfect for al fresco dining, barbecues or simply enjoying relaxation in the peaceful surroundings.

Whether you're looking for a family home with character, space to entertain, or room to work and unwind, The Old Apothecary offers a unique opportunity to own a slice of local history – with all the benefits of modern living.

We would strongly recommend an internal inspection to fully appreciate the space, quality of workmanship, and the bright and airy accommodation provided within.

The property is conveniently located with easy access to all local amenities, access points the national motorway network, InterCity rail travel to London and Manchester International Airport are all within 10 and 30 minutes drive of the property.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Is of a generous size with meter cupboard, two double radiators, stairs to first floor, stairs leading to:

BASEMENT AREA 15'4 x 14'6

Fully enclosed and of a generous size, dry and fitted with lighting, electrics and a commercial grade sump pump plus. Ideal for storage, workshop use or even as a utility area.

STORAGE AREA 4' x 3'

CLOAKROOM/WC

With wall hung WC, double radiator, wall mounted Ideal gas fired central heating boiler.

LOUNGE 14'8 x 13'10

With exposed brick fireplace, inset spotlights, double radiator.

OPEN PLAN FAMILY ROOM/DINING KITCHEN 29'0 x 12'3

An impressive room with lots of natural light comprising an excellent range of base, eye level and drawer units, integrated fridge freezer, double electric oven, four ring induction hob with stainless steel extractor hood over, integrated dishwasher, plumbing for washing machine, solid oak worktops, breakfast bar, inset spotlights, sink unit with mixer tap, three skylights, bi-folding glass doors to rear garden.

FIRST FLOOR

LANDING

With access to loft, double radiator.

BEDROOM ONE 16'10 x 16'10

With original cast iron fireplace, double radiator.

BEDROOM TWO 14'9 x 14'0

Comprising an excellent range of fitted furniture incorporating four double wardrobes, concealed dressing table, cupboards over.

BEDROOM THREE 14'0 x 13'0

With double radiator.

BATHROOM/WET ROOM 9'4 x 8'2

Recently refitted comprising a large panelled bath with central taps and shower attachment, walk-in shower enclosure, vanity washbasin with drawers below, back to wall pan with concealed cistern, wall mounted mirror fronted cabinet, fully tiled walls, tiled floor, inset LED lights, Xpelair extractor fan, column radiator.

OUTSIDE

GARDENS

As previously mentioned.

TENURE

We have been advised that the property is a flying freehold. Interested purchasers should seek clarification of this from their Solicitors.

VIEWINGS

Strictly by appointment through the Agents.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

BAND C

PRESTBURY OFFICE:

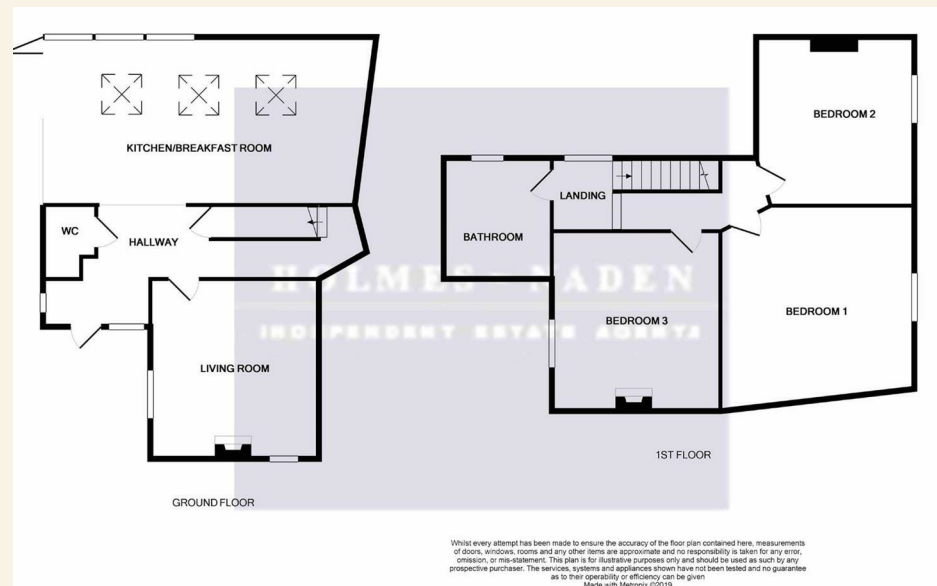
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	59	
(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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