



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

Sycamore Cottage, 41A, Moss Brow, Bollington, Cheshire, SK10 5HH

A individual detached stone property occupying a sought after location standing in beautiful landscaped gardens, stone detached garage, extensive parking.

Guide Price £750,000

Constructed in 2003 from Kerridge stone with a reclaimed slate roof, Sycamore Cottage is a hidden gem providing a unique family home built to a high specification with rooms of pleasing proportions.

On entering the property you are immediately welcomed by a large reception hall which in turn leads to a dining room, good sized lounge, family room, breakfast kitchen and utility room. The ground floor also benefits from a cloakroom, study and boot room. At first floor level there is a spacious landing, master bedroom with en-suite bathroom, three further double bedrooms and a family bathroom. Bespoke oak doors, balustrades and architraves are evident throughout the property together with double glazed windows augmented by a gas fired central heating system.

Outside the property is approached by a gated entrance leading to a tarmac driveway providing parking for five to six motor vehicles which in turn leads to the stone detached garage and bike store. The gardens are beautifully landscaped comprising of lawns, flower borders and mature trees and shrubs and complimented by a stone paved patio.

We would strongly recommend an internal inspection of this delightful unique family home in order to appreciate the fine merits it has to offer.

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 minutes and 30 minutes drive of the property.

Directions:

From our Bollington Office turn left out of High Street. Continue for approximately a mile turning right into Albert Road. Continue along Albert Road turning left into Moss Brow and after a short distance turn left onto the private track where Sycamore Cottage can be found on the right hand side.

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL 13'4 x 9'9

Oak panelled staircase, under stairs storage cupboard, column radiator, attractive tiled ceramic floor.

CLOAKROOM

Comprising low level WC, wall mounted wash hand basin, attractive tiled ceramic tiled floor, single radiator.

BOOT ROOM

Housing gas fired central heating boiler, electric hot water cylinder and mains drains.

LOUNGE 18'2 x 16'

Beamed ceiling, two wall light points, attractive fireplace with Kerridge stone hearth and inset, log burning stove and timber mantle, two radiators, two windows, views over the garden.

STUDY/FAMILY ROOM 10' x 6'5

Single radiator.

DINING ROOM 13'4 x 12'8

Attractive tiled ceramic floor, column radiator, views over the garden, beamed ceiling.

BREAKFAST KITCHEN 16'2 x 11'6

Comprising an excellent range of solid oak base, eye level and drawer units, attractive working surface, one and a half stainless sink unit with mixer tap. integrated dishwasher, Rangemaster halogen cooker with extractor hood over, attractive part tiled walls, space for fridge freezer, attractive tiled ceramic floor, beamed ceiling.

UTILITY ROOM 11'7 x 6'1

Belfast sink with cupboards below and chrome taps, beech block working surface, plumbing for washing machine, space for dryer, stable door to outside.

FIRST FLOOR

STUDY LANDING

Built in airing cupboard with radiator, door with staircase allowing access to roof space, double radiator, beamed ceiling.

MASTER BEDROOM 16'2 x 14'4

A range of fitted wardrobes, two windows, two single radiators, beamed ceiling.

EN-SUITE BATHROOM 9'8 x 7'7

Freestanding slipper bath with shower attachment, corner shower unit, pedestal wash hand basin, low level WC, column radiator with chrome heated towel rail, part tiled tiled walls, attractive tiled ceramic tiled floor.

BEDROOM TWO 14' x 9'8

Understairs storage cupboard, views to the garden, single radiator, beamed ceiling.

BEDROOM THREE 11'7 x 11'2

Single radiator, beamed ceiling.

BEDROOM FOUR 11'7 x 8'6

Single radiator, beamed ceiling.

FAMILY BATHROOM 8' x 7'10

Comprising panelled bath with shower attachment, pedestal wash hand basin, low level WC, towel rail, attractive tiled ceramic floor, fully tiled walls.

OUTSIDE

Gardens as previously mentioned.

GATED ENTRANCE

PARKING FOR FIVE/SIX MOTOR VEHICLES

DETACHED STONE GARAGE AND BIKE STORE

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 F

PRESTBURY OFFICE:

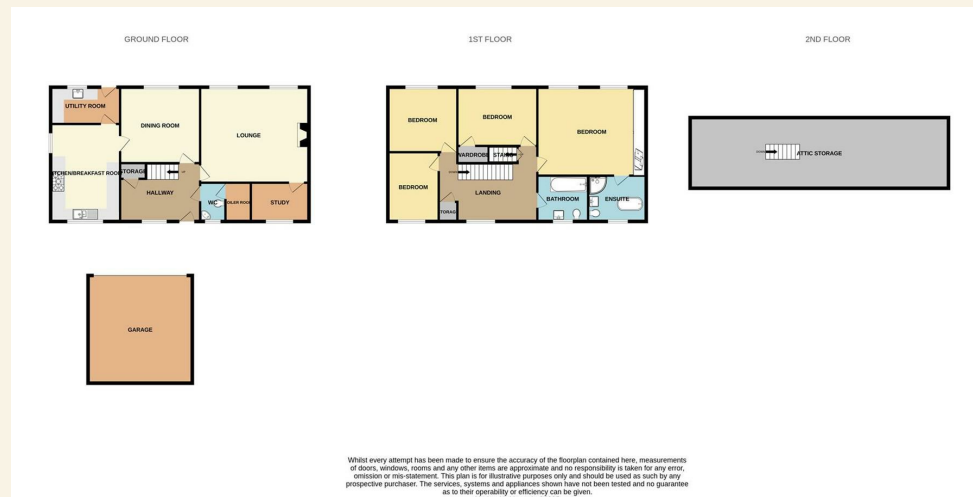
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	79	
(55-68) D		
(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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