

Lakeside Cottage

Lower Withington



Andrew J Nowell
& Company



Lakeside Cottage, Holmes Chapel Road, Lower Withington, SK11 9AE

A charming semi-detached cottage in need of modernisation with wonderful open views across the adjoining lake.

- Open Views
- Great Potential
- Outbuildings
- No Onward Chain

Lakeside Cottage is a delightful semi-detached cottage with a wealth of charm and character and original features including natural wood beams and trusses.

On the ground floor, there is an entrance vestibule with cloakroom and WC off, which leads through to large dining room, with original Parquet flooring. The living room has a stone fire place with a continuation of the Parquet flooring. There is a breakfast kitchen that has traditional style units leading through to the rear porch. In the basement there is a cellar that could be utilised as cold storage.

To the first floor, there is the main bedroom with fitted wardrobes and the family bathroom. The second floor holds two further bedrooms, the rear of which enjoys wonderful open views across the lake beyond

Externally the property is situated on a generous plot with mature gardens with a mixture of lawned and patio areas, in the front garden there is the original well. To the rear, a York stone flagged patio which overlooks the adjoining lake. There is a large detached double garage and workshop, with attached carport.





Lakeside Cottage occupies a highly desirable and sought after rural location in the delightful area of Lower Withington. The Parish enjoys wonderful local walks and is within a few minutes drive of Chelford Village offering a good range of day to day shops, the renowned Boons Butchers, Chelford Farm Supplies and the Edgerton Arms Public House. A more comprehensive range of facilities are nearby at Alderley Edge, Wilmslow, Holmes Chapel and Knutsford offering extensive shopping, educational and recreational facilities with a wealth of quality restaurants. The motorway network is within easy access as is Manchester International Airport, local and commuter Rail Links to Manchester and London.

The property is offered for sale with no onward chain.

Important Information

Council Tax – D

EPC Rating – F

Tenure – Freehold

Heating: Electric Central Heating

Services: Mains Electric & Water, Drainage via septic tank (its likely the tank does not meet the latest regulations)

Parking: Driveway, Garage & Carport

What 3 Words – [///darting.ranted.swims](http://darting.ranted.swims)

Flood Risk*: Very low risk of flooding

Broadband**: Ultrafast Broadband available at the property

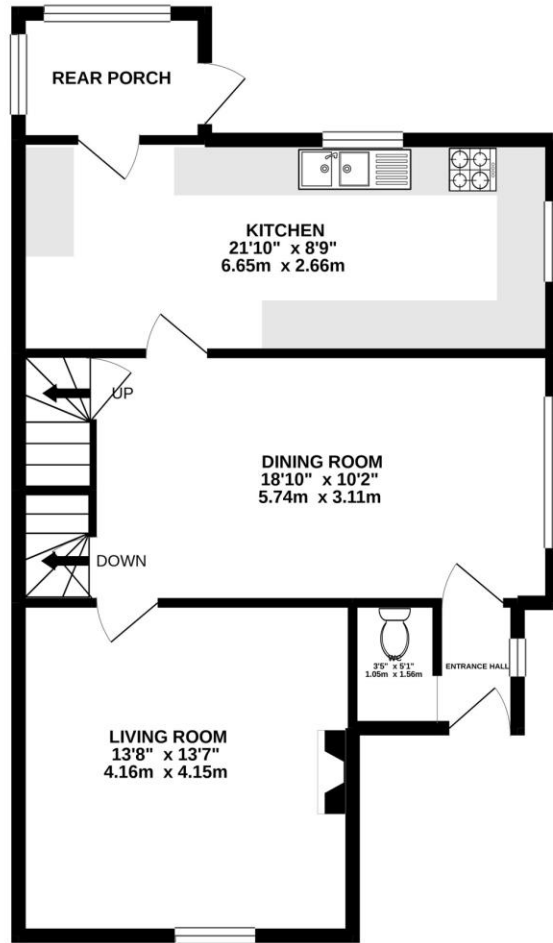
Mobile Coverage**: Mobile coverage with main providers (EE, O2, Three & Vodafone).

* Information provided by GOV.UK

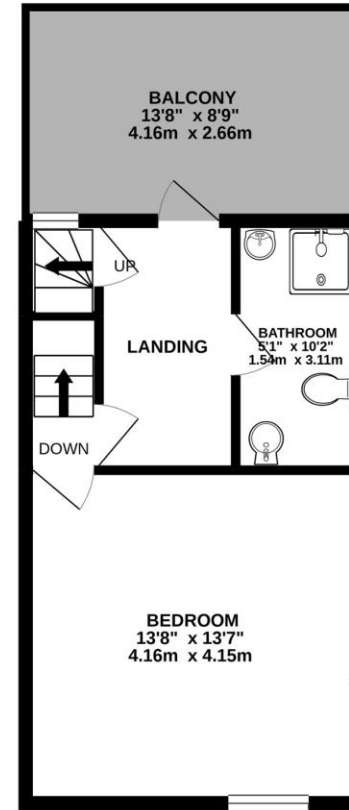
**Information provided by Ofcom checker.

The information isn't guaranteed. Andrew J Nowell take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

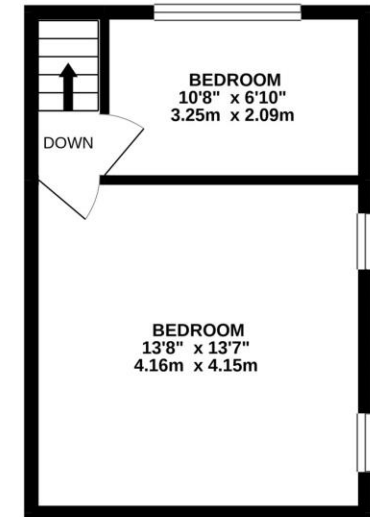
GROUND FLOOR
669 sq.ft. (62.1 sq.m.) approx.



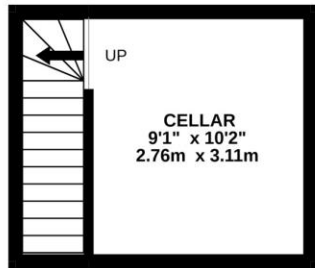
1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.



2ND FLOOR
279 sq.ft. (26.0 sq.m.) approx.



BASEMENT
123 sq.ft. (11.4 sq.m.) approx.



TOTAL FLOOR AREA : 1396 sq.ft. (129.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2021

8 London Road, Alderley Edge, Cheshire SK9 7JS

Email: mail@andrewjnowell.co.uk

T 01625 585905

www.andrewjnowell.co.uk

Andrew J Nowell
& Company

N.B. Andrew J. Nowell & Company for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. 2. All descriptions, dimensions, references to condition or necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Andrew J. Nowell & Company has any authority to make or give any representation or warranty whatever in relation to this property.