



THE VILLA BARLOW HILL, WINCLE, MACCLESFIELD, CHESHIRE, SK11 0QE

Andrew J Nowell
& Company



THE VILLA BARLOW HILL, WINCLE, MACCLESFIELD, CHESHIRE, SK11 0QE

£1,750 Per Calendar Month

- Parking - Private off road parking, carport & garage
- Heating - Oil central heating
- Electric - mains, Water - Borehole, Drainage - Septic tank (located in field across the road)
- EPC rating - To be confirmed
- Council Tax band - F (Cheshire East).
- Refuse - Cheshire East Council operate a chargeable garden waste disposal service. For full details please visit [cheshireeast.gov.uk/garden bin](http://cheshireeast.gov.uk/garden-bin)
- **Flood Risk - There is a very low flood risk for this property.
- *Broadband providers - Openreach.
- *Mobile providers- Likely access to Three. Limited access to EE, O2, and Vodafone
- * Information provided by Ofcom checker and isn't guaranteed. Andrew J Nowell take no responsibility for inaccuracies and advise potential tenants to do their own checks before committing to renting the property. ** Information provided by GOV.UK

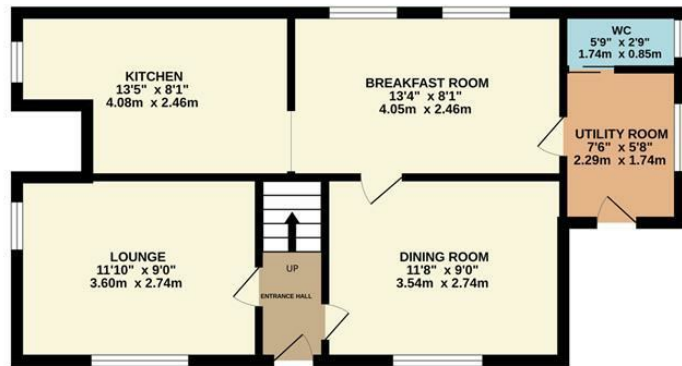




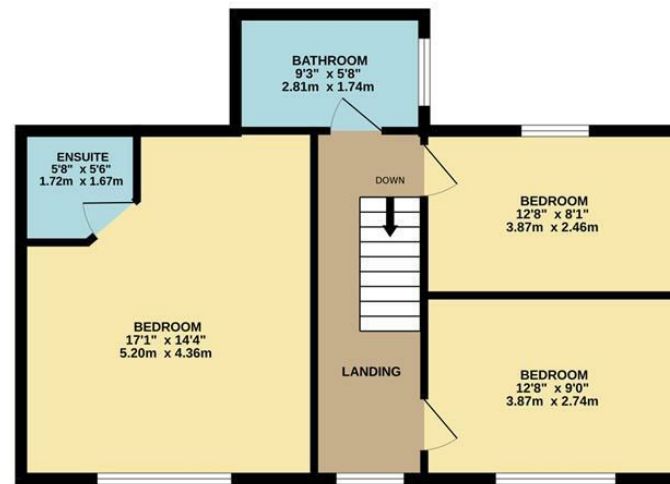
A rare and exciting opportunity to enjoy a three bedroom double-fronted stone built cottage situated within the popular scenic Peak District village of Wincle. Wincle itself is a real community village with popular pubs, local brewery and primary school. Offering best of both worlds with stunning walks and bike rides along with easy access to Macclesfield with the larger shops and access to both Manchester and London. Retaining many original features the accommodation arranged over two-levels briefly comprises: Entrance hall with access to both the lounge and dining room, both of which enjoy the open forward views, a separate breakfast room (with wood burner), opens through to the kitchen. To the side is a utility room and wc. From the entrance hall a staircase leads up to a first floor landing, which provides access to the three double bedrooms (the main bedroom has an ensuite shower room), and family bathroom. Outside the property is set within mature gardens, which have been nurtured and well-maintained, offering lawned areas along with stone flagged step and sitting areas, surrounded by flowerbed borders. An outbuilding is also provided (containing the water filtration system) along with a smaller store. UNFURNISHED. AVAILABLE: From the 1st NOVEMBER 2025



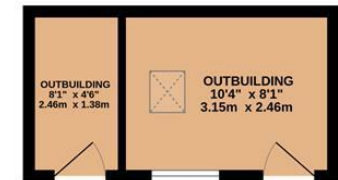
GROUND FLOOR
501 sq.ft. (46.6 sq.m.) approx.



FIRST FLOOR
605 sq.ft. (56.2 sq.m.) approx.



OUTBUILDING
120 sq.ft. (11.1 sq.m.) approx.



TOTAL FLOOR AREA : 1226 sq.ft. (113.9 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 ©2025

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.

8 London Road, Alderley Edge, Cheshire, SK9 7JS

mail@andrewjnowell.co.uk

01625 585 905

www.andrewjnowell.co.uk

Andrew J Nowell
& Company