

ANY
PART EXCHANGE
WELCOME



Flowerly Field
Woodsmoor, SK2 7DR

SHRIGLEY ROSE & CO
Bespoke Estate Agents



Flowery Field , Woodsmoor, SK2 7DR

Period Meets Modern, welcome to 'Holly Cottage'. A beautifully quaint and charming three bedroom semi-detached home. Nestled in the peaceful, rural-feel area of Woodsmoor on Flowery Field, this abode exudes warmth and cosiness throughout.

As you approach the home through a black wrought iron gate, the climbing wisteria on the front façade instantly catches your eye. The character of the home is immediately apparent, with a satchel-style letterbox and a stone coloured front door covered by a storm porch enhancing its curb appeal.

Inside, the spacious living room greets you, period beams in the ceiling and original stone flooring, which stays cool in the summer whilst the coal fire ensures cosy nights in front of the TV for cooler months.

The kitchen/dining room area features a shaker-style kitchen equipped with granite worktops, a Rangemaster, integrated fridge/freezer, Indesit washing machine, and dishwasher. Light floods in through the French doors and Velux windows at the rear. The open-plan dining room extends to a tranquil sitting/garden room, also with French doors leading onto the garden. Cosily carpeted and featuring original iron and brass radiators, this is the perfect space for family meals and relaxing while overlooking the picturesque garden.

Step outside into the lush, tree-lined garden, and you'll be wowed by its beauty. The garden features a variety of plants, including a 'black lace' tree, clematis, and rhododendrons. A handy shed plumbed with water and electricity, a large composite decking patio area, and a pond making this sun-filled garden a delightful retreat.

Upstairs, you'll find three bedrooms and a family bathroom. The spacious main bedroom, with its original hearth, built-in wardrobe offering a luxurious feel. The second bedroom is perfect for guests, while the third bedroom is currently used as an office. The modern and bright family bathroom features a freestanding bath and shower. A snug reading corner on the landing adds to the character of the home.

'Holly Cottage' is the perfect blend of period charm and modern convenience, offering a warm and inviting retreat in a peaceful setting.





The Current Owners Love:

- I love the greenery around the house. Every morning I have my first cup of tea of the day looking out into the garden. It's a fantastic view that oozes peace and tranquility.
- I love entertaining friends, particularly at Christmas. The house is a fantastic indoor/outdoor party space in the summer, but really lends itself to Christmas decorations and lights.
- I love how surprisingly versatile the downstairs layout is. I've had a number of different furniture configurations over the years and they've all worked well. The whole property has a somewhat fairytale character about it. From the lovely address, that everyone remarks upon, to even the garden wildlife being a little bit Disney - there is a polite fox who visits every evening and likes it if you leave some leftovers out for him.

We Have Noticed:

- The combination of period charm with modern convenience. This home is full of character set in a peaceful setting.
- The rear garden is a must-see, offering a quiet, peaceful haven of picturesque tranquility, accompanied by the delightful songs of birds.
- This beautiful home is conveniently located within walking distance of Woodsmoor train station and the local convenience store. It is also close to Stockport, Bramhall, major motorway links, and excellent schools.





Key Features:

- Three Spacious Bedrooms
- Charming Period Features throughout
- Spacious and Stylish Living Room
- Modern Shaker-Style Kitchen
- Light-Filled Dining and Garden Rooms
- Modern Family Bathroom
- Lush, Picturesque Garden
- Snug reading corner on the landing
- Handy shed with water and electricity

Tenure: Leasehold

Council Tax Band: B

Possession: Vacant possession upon completion

Total Floor Area: 1160 Sq Ft

Viewing: Strictly by appointment only through Shrigley Rose & Co

Property Summary:

GROUND FLOOR

Living Room 21'11" x 12'5" (6.68m x 3.78m)

Dining Room 10'0" x 10'0" (3.05m x 3.05m)

Kitchen 17'11" x 12'0" (5.46m x 3.66m)

Sitting Room/Garden Room 12'0" x 8'0" (3.66m x 2.44m)

FIRST FLOOR

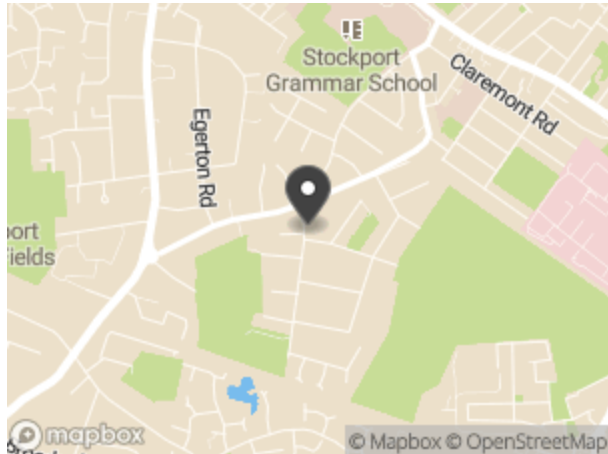
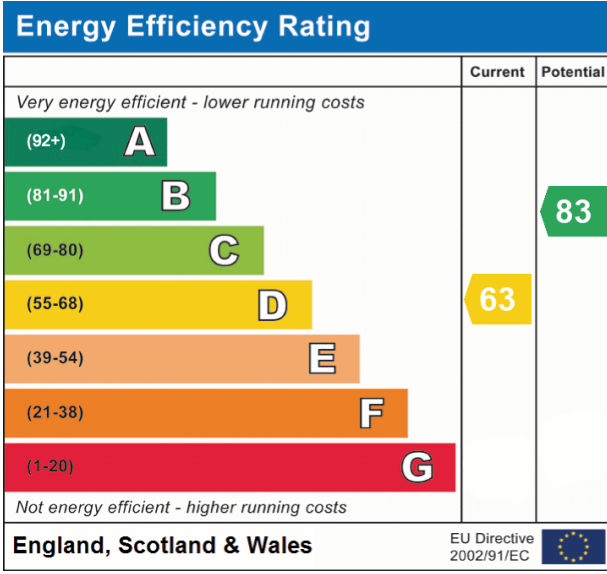
Landing 13'0" x 7'4" (3.96m x 2.24m)

Bedroom One 13'0" x 12'0" (3.96m x 3.66m)

Bedroom Two 13'0" x 10'0" (3.96m x 3.05m)

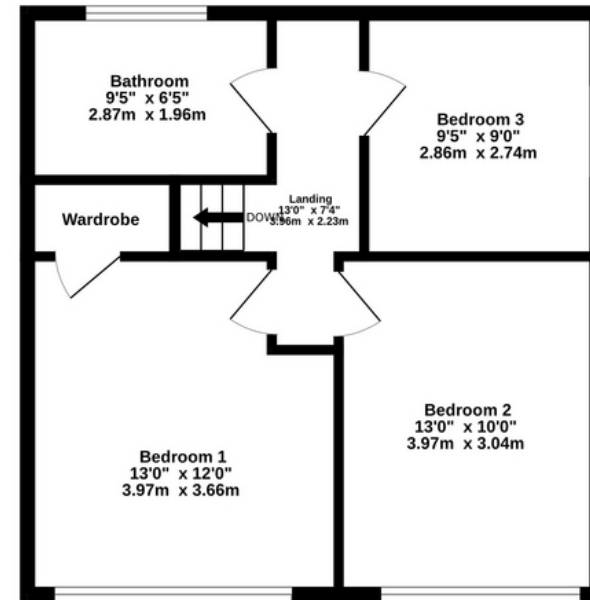
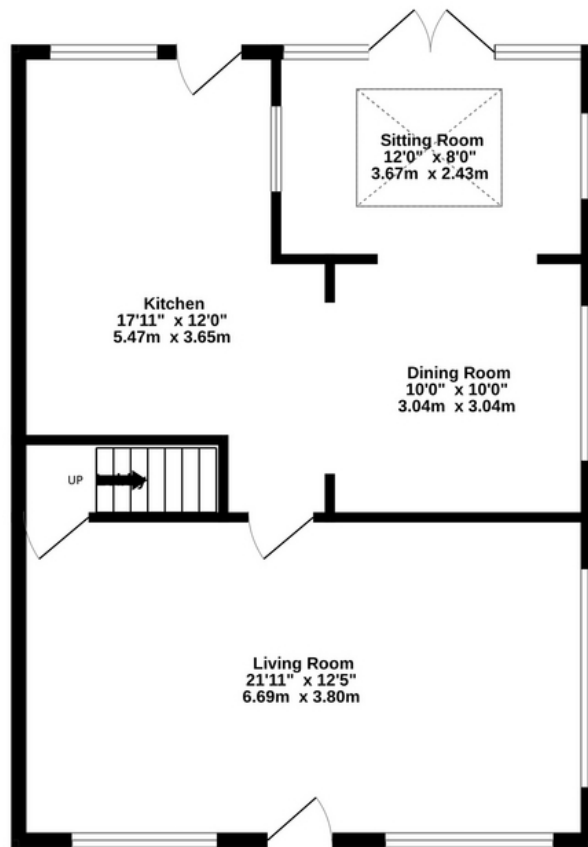
Bedroom Three 9'5" x 9'0" (2.87m x 2.74m)

Bathroom 9'5" x 6'5" (2.87m x 1.96m)





DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.



TOTAL FLOOR AREA : 1160 sq.ft. (107.7 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.
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