



Ladybridge Road
Cheadle Hulme, SK8 5PQ

SHRIGLEY ROSE & CO
Bespoke Estate Agents



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A fabulous opportunity to acquire a family home WITH the benefit of a building plot with full planning permission for another 3 bedroom detached property.

A gorgeous Quaint Cottage INCLUDING Building Plot in Prime Cheadle Hulme. Enjoy 2 for the Price of 1. Enjoy living in a Pretty Much Loved Cottage whilst you build a Brand New Home Literally on Your Doorstep for either yourself or your Extended Family.

Charming Three-Bedroom Detached Cottage with Planning Permission and Building Plot.

This delightful three-bedroom, two-bathroom detached cottage sits on a beautiful, mature plot and includes planning permission (DC/089309) for an additional three-storey detached home with its own separate entrance.

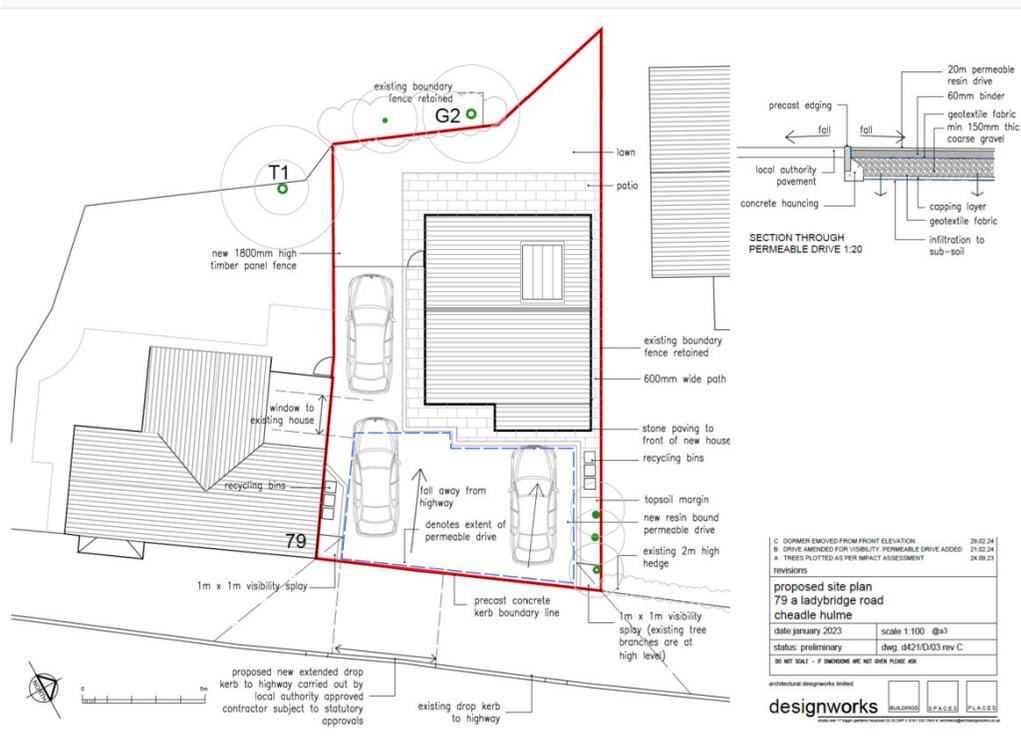
Lovingly cared for over the past 40 years, this quaint cottage is ready for a new family to move straight in.

Ideally situated within walking distance of Cheadle Hulme centre and nearby scenic dog walks. The renowned pub and eatery, The March Hare, is just steps away, and Stockport is only 3 miles down the road, with excellent motorway links close by.

Approaching 'Millstone Cottage', you'll notice a two-car driveway to the right, with additional off-road parking available. A single garage, located under a pergola lined with wisteria, is currently used for storage. The property is surrounded by mature, south-westerly gardens with two paved seating areas, perfect for outdoor relaxation. The garden is filled with hydrangeas, ivy, anemones, a fir tree, and a damson tree. A greenhouse and a wild garden area add further charm, while a side gate and Yorkshire stone path lead to the original 1880s white wooden front door.

Upon entry, you'll find a handy storage porch and a downstairs WC to the left. The kitchen features stone flooring, wooden countertops, and integrated appliances, including a Smeg double oven, 4-ring gas hob with extractor, dishwasher, and fridge/freezer. The house is filled with natural light from windows throughout, providing lovely garden views. The kitchen flows seamlessly into a cosy sitting room at the rear, which has windows on all sides and doors opening onto the garden patio.

The rear lounge is a beautiful space with period wooden beams, wooden flooring, and inglenooks. This large room wraps around the side of the home, offering two seating areas perfect for enjoying the sunshine and garden views. Ideal for dining or relaxing with a coffee, this room features bi-fold and French doors that let the outdoors in, and an electric fire for cooler days.





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On the right, an opening leads to the more traditional front lounge, luxuriously carpeted and featuring another electric fire, bay windows, and a period inglenook. Beautifully decorated, this bright and spacious room is ideal for entertaining and family gatherings, with ample space for large sofas. A door on the right leads back to the porch for added convenience. The open staircase leads to a landing with three bedrooms and a family bathroom. The Master bedroom is a stunning, high-ceilinged room with fitted wardrobes and a large, elegant wet-room style ensuite. The family bathroom, located next to the Master, is clean and functional with a bath, basin, and toilet. Another bedroom, which could also serve as a home office, is located to the left of the landing. Continuing down the landing, you'll find the luxurious guest bedroom, complete with fitted wardrobes, a dressing table, and a window seat that provides the perfect spot to relax and read. A spacious two-room cellar offers additional storage and space for utilities such as a washing machine and dryer. This expansive and attractive plot holds incredible potential! You have the flexibility to maintain the property as is, sell the plot with an estimated value of around £150,000, or enhance it by adding a three-bedroom detached home. It's an ideal opportunity for investors seeking a versatile and lucrative development. This character-filled cottage and its expansive grounds will undoubtedly be cherished by its next owners.

We Have Noticed:

- Millstone Cottage is an absolutely charming home, beautifully blending classic and modern elements with impressive decor throughout.
- The wrap around gardens are truly stunning, lush and mature, filled with vibrant flowers, rich greenery, and an abundance of shrubs and plants.
- The plot is impressively spacious, offering the exciting opportunity to build an additional three-bedroom detached modern home value circa £500,000 on the grounds. There's also great potential to enhance the interior by creating a more open-plan living space.





Key Features:

- Charming Three-Bedroom Detached Cottage WITH planning permission for a three-storey detached home on the same plot
- Massive 2 in 1 opportunity!
- Beautiful Mature Gardens: South-westerly wrap-around gardens
- Original 1880s front door, wooden beams, inglenooks, and a mix of stone and wooden floors throughout
- Views of the picturesque garden from every room
- Large, spacious and bright rooms throughout
- A spacious driveway and garage
- Walking distance to Cheadle Hulme centre, nearby dog walks, and close to Stockport (3 miles) and motorway links
- Development Potential: Opportunity to keep the plot as is or add a new three-bedroom detached home with its own entrance

Tenure: Leasehold

Council Tax Band: E

Possession: Vacant possession upon completion

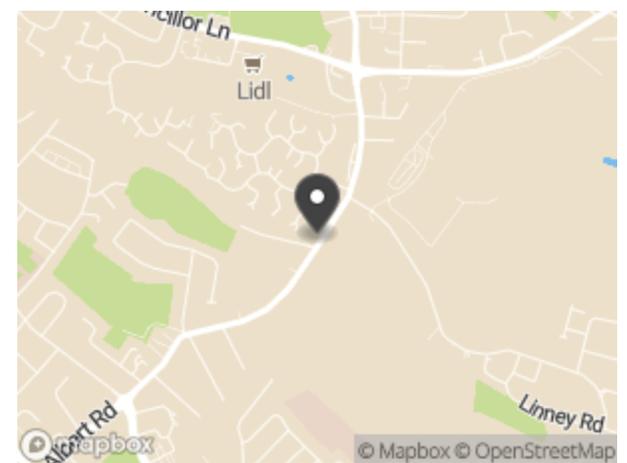
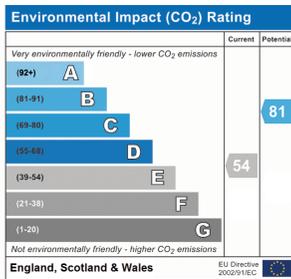
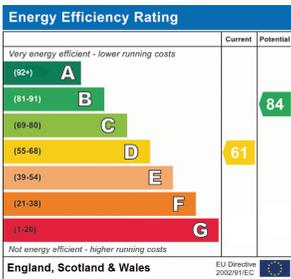
Total Floor Area: 1645

Viewing: Strictly by appointment only through Shrigley Rose & Co



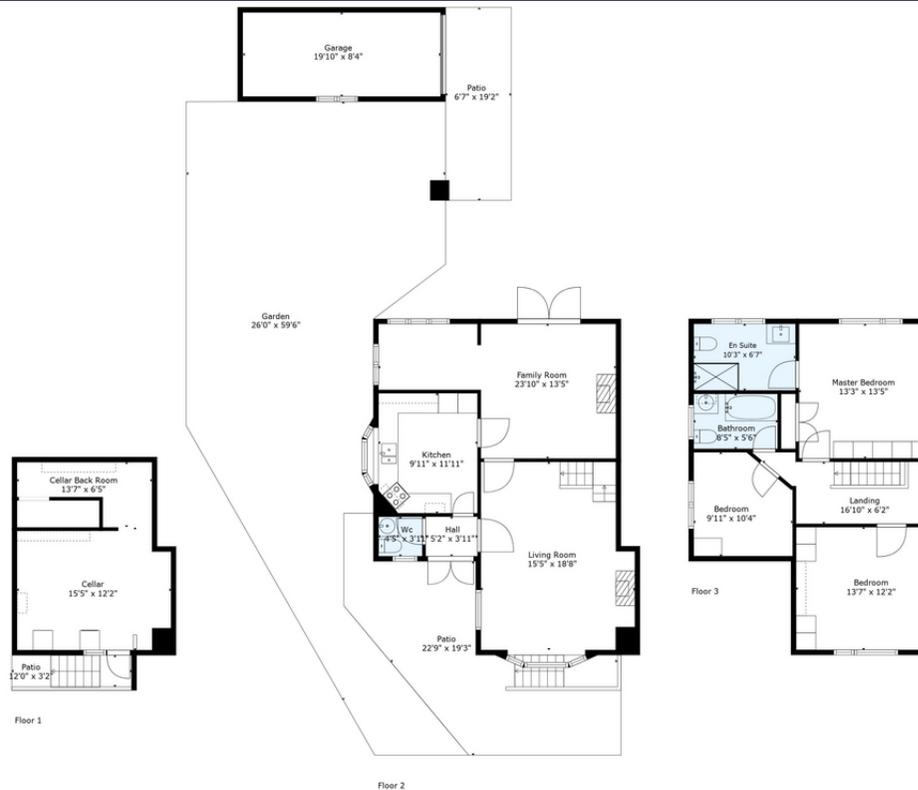
Property Summary:

- Living Room** 15'5" x 18'8" (4.7m x 5.69m)
- Hall** 5'2" x 3'11" (1.57m x 1.19m)
- Downstairs w/c** 4'6" x 3'11" (1.37m x 1.19m)
- Kitchen** 9'11" x 11'11" (3.02m x 3.63m)
- Family Room** 23'10" x 13'5" (7.26m x 4.09m)
- Bedroom** 13'7" x 12'2" (4.14m x 3.71m)
- Bedroom** 9'11" x 10'4" (3.02m x 3.15m)
- Landing** 16'10" x 6'2" (5.13m x 1.88m)
- Master Bedroom** 13'3" x 13'5" (4.04m x 4.09m)
- En Suite** 10'3" x 6'7" (3.12m x 2.01m)
- Bathroom** 8'5" x 5'6" (2.57m x 1.68m)
- Cellar** 15'5" x 12'2" (4.7m x 3.71m)
- Cellar back room** 13'7" x 6'5" (4.14m x 1.96m)
- Garage** 19'10" x 8'4" (6.05m x 2.54m)





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



TOTAL: 1645 sq. ft
BELOW GROUND: 272 sq. ft, FLOOR 2: 696 sq. ft, FLOOR 3: 677 sq. ft
EXCLUDED AREAS: PATIO: 480 sq. ft, GARAGE: 166 sq. ft, GARDEN: 1062 sq. ft,
BAY WINDOW: 15 sq. ft

Accurate To 97%



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MONEY LAUNDERING REGULATIONS 2017 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.