HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

Gransden Cottage, Bullocks Lane,

Sutton, Cheshire, SK11 0HE

A beautifully updated and remodeled detached family property enjoying an idyllic location with beautiful views over open countryside to both the front and rear yet within short distance of Macclesfield town centre, local schools and railway line to both London and Manchester.

Guide Price £899,000

Occupying an idyllic location, this substantial detached property offers the discerning purchaser a wonderful home which has been recently updated and remodeled and enjoys fantastic views over open countryside to both the front and rear. On entering the property you are immediately welcomed by a reception hall with stairs to first floor, cloakroom/WC, lounge enjoying Inglenook fireplace with log burner, wonderful 20ft living family kitchen enjoying shaker style units and built-in appliances, separate utility and rear porch to the rear garden. To the first floor a galleried landing with access to four good sized bedrooms and two bathrooms (one en-suite). A new gas fired central heating system has been installed in 2023 along with new radiators.

An internal inspection is highly recommended to appreciate the size, space and quality of this lovely family home.

The property is approached by a deep flagged driveway allowing ample hardstanding for motor vehicles and easy access to the double detached garage with electrical operated up and over door. and attached utility/workshop. Lawned gardens can be found to both the front and rear, the rear garden being south facing along with stone flagged terraces and flowerbeds.

As previously mentioned, a special mention must be made to the fabulous views over the adjourning countryside.

There is a wide range of shopping, travel, educational and recreational facilities available in nearby Macclesfield. Access to the national motorway network, Manchester International Airport and Intercity rail links to London are all within 10 and 30 minutes drive from the property.

Directions: From the centre of Macclesfield proceed along the A523 signposted Leek. At the traffic lights turn left into Byrons Lane, signposted Langley and Sutton. Continue for short distance turning right shortly before the aqueduct bridge into Bullocks lane. Proceed along Bullocks lane, passing Sutton Hall Public House, where the property can be located after a short distance on the right hand side.

ACCOMMODATION

GROUND FLOOR

CANOPY PORCH

RECEPTION HALL 11'5" x 11'5" (overall)
With stairs to first floor, understairs cupboard.

CLOAKROOM/WC
With low level WC, wash hand basin with drawers below, radiator, Herringbone LVT Flooring.

LOUNGE 22'7" x 15'3" (narrowing to 10'10")
With two radiators, feature Inglenook fireplace with log burner, wonderful views.

LIVING FAMILY KITCHEN 20'3" x 17' (plus 14'7" x 7'10")
Enjoying shaker style units including base cupboards and drawers and worktops, dishwasher, one and a half bowl sink unit, fridge and freezer, electric double oven range cooker with five ring induction hob and extractor hood, two radiators, cast iron stove, dining area, seating area, part Herringbone LVT flooring, French doors leading to the garden and allowing wonderful views over the adjourning fields.

UTILITY 9'11" x 7'2"
With fitted units, stainless steel sink unit, plumbing for washing machine, airing cupboard, lagged hot water cylinder.

REAR PORCH
With gas boiler and door to garden.

FIRST FLOOR

GALLERIED LANDING
With new skylight allowing a great deal of light plus lovely views, radiator, access to roof space.

BEDROOM 1 15'4" x 11'1"
With wonderful views, radiator, two deep built-in wardrobes.

EN-SUITE
With shower, low level WC, wash hand basin with drawers below, part tiled walls, radiator/towel rail.

BEDROOM 2 15'5" x 7'10" (plus recess)
With radiator, wonderful views, under eaves storage.

BEDROOM 3 11'7" x 9'11"
With radiator, built-in wardrobe, lovely views.

BEDROOM 4 11'6" x 7'4"
With radiator, lovely views, built-in wardrobe.

BATHROOM/WC
Paneled bath with overhead shower, low level WC, vanity wash hand basin with store cupboards below, tiled walls, radiator.

OUTSIDE

DETACHED GARAGE 19'9" x 17'7"
With electric up and over door, power and light, water, overhead storage, access to:

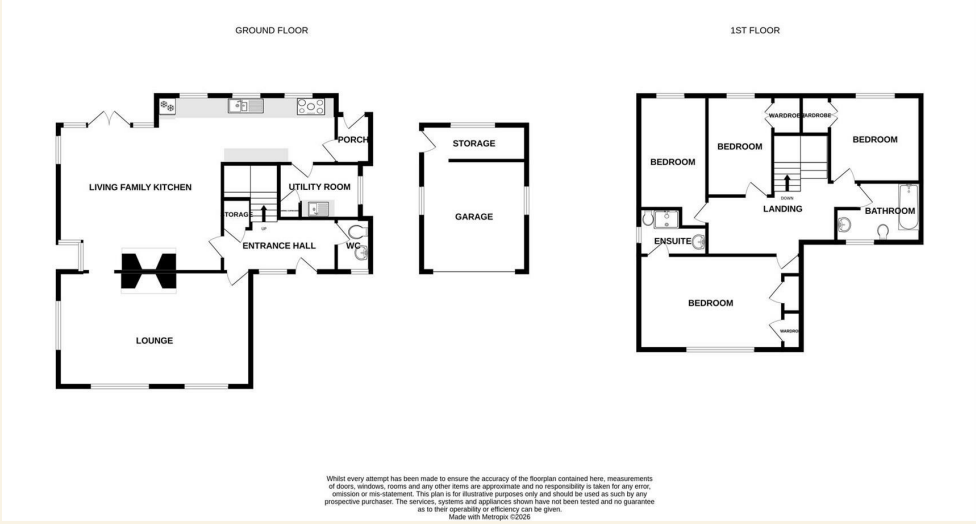
ATTACHED WORKSHOP 17'8" x 6'1"
With power and light, water.

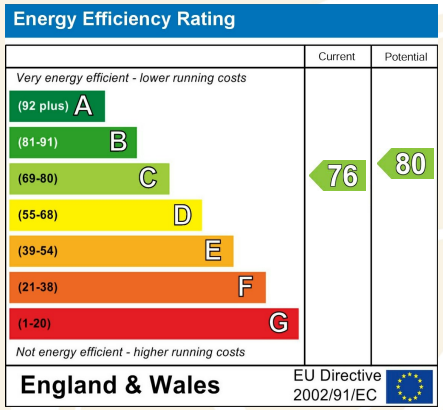
Gardens as previously mentioned.

Tenure:
Freehold. Interested purchasers should seek clarification of this with their solicitor.

Viewings:
Strictly by appointment through the Agents.

Possession:
Vacant possession upon completion.





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