

104 Hollin Lane

Wilmslow, SK9 4LD



mosley jarman



104 Hollin Lane, Styal, Wilmslow, SK9 4LD

£695,000

The sale of Ashgate represents an extremely rare purchase opportunity, to acquire an impressive double bay fronted traditional detached home within extensive grounds.

Now in need of modernisation, the house offers the perfect chance to enhance and upgrade, to create an exceptional family home, complimented with pleasing open views to both the front and rear.

An unusual but most important attribute is the front green, which is jointly owned by the immediate neighbours, providing protection over the front view and tranquil street scene, whilst the views to the rear stretch across adjoining farmland.

Additionally, the house benefits from generous gardens, with a particularly large mature lawned rear garden, enveloping around the immediate neighbour.

Internally, the accommodation consists of a central hallway with porch, a separate dining room, a substantial living room, breakfast room, kitchen and garage. Then, to the first floor, there are four bedrooms off a wide galleried landing and bathroom.

- A HANDSOME DOUBLE FRONTED TRADITIONAL DETACHED HOME
- PLEASANT OPEN VIEWS TO BOTH FRONT AND REAR
- FOUR BEDROOMS
- ATTACHED SINGLE GARAGE
- SUBSTANTIAL GARDENS
- AMPLE SCOPE FOR MODERNISATION
- THREE RECEPTION ROOMS
- CLOSE TO THE PICTURESQUE STYAL VILLAGE



The Location

Situated on Hollin Lane in the charming village of Styal, this property enjoys a peaceful semi-rural setting surrounded by attractive countryside and mature woodland. The location offers the perfect balance of tranquillity and convenience, with the vibrant town of Wilmslow just a short drive away, providing a wide range of shops, restaurants, and amenities. Excellent transport links nearby also give easy access to Manchester, making it an ideal choice for commuters. Hollin Lane itself is a sought-after residential address, known for its blend of character homes and green surroundings, creating an appealing village lifestyle.

Grounds & Gardens

The property is approached over a sweeping driveway leading to the attached garage, providing ample off-road parking. There is good access to the side of the house and into the substantial south-east facing mature lawned rear garden. The garden offers a high degree of privacy with pleasant open views at the rear across neighbouring farmland, additionally with matching views to the front over a small green.

Important Information

Council Tax Band: G
EPC grade: E

Heating: Gas central heating.

Mains: Electric, Gas & Water

Flood Risk*: Very low risk of flooding from rivers & seas. Low risk of surface water flooding.

Broadband**: Ultrafast Full Fibre Broadband available at the property. (FTTP/Fibre To The Property).

Mobile Coverage**: Mobile coverage with EE, O2 & Vodafone likely).

Parking: Sweeping front driveway and single garage.

Rights of Way & Restrictive Covenants: To be confirmed.

Tenure: - Leasehold- 999 years. £4 PA Ground Rent.

* Information provided by GOV.UK

**Information provided by Ofcom checker.

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

Postcode: **SK9 4LD**

What 3 Words: **palm.issues.factor**

Council Tax Band: **G**

EPC Rating: **E**

Tenure: **Leasehold**

GROUND FLOOR
872 sq.ft. (81.0 sq.m.) approx.



1ST FLOOR
791 sq.ft. (73.5 sq.m.) approx.



TOTAL FLOOR AREA : 1663 sq.ft. (154.5 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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