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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS

WATERSONS
INDEPENDENT ESTATE AGENTS

Oak Cottage Wellfield Lane

Timperley, Altrincham, WA15 7AD





£850,000

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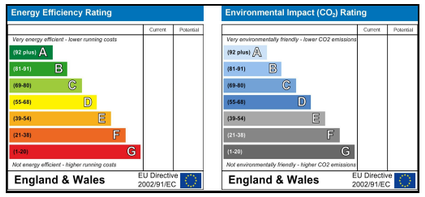
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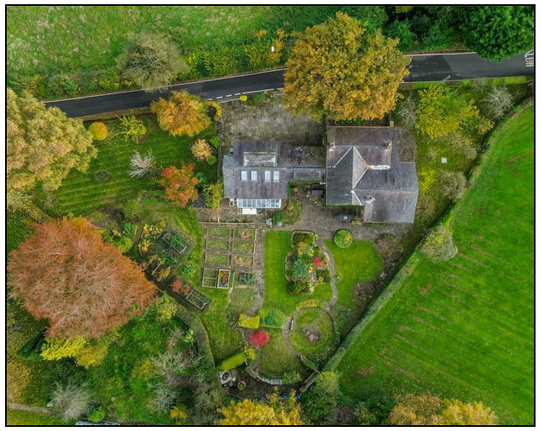
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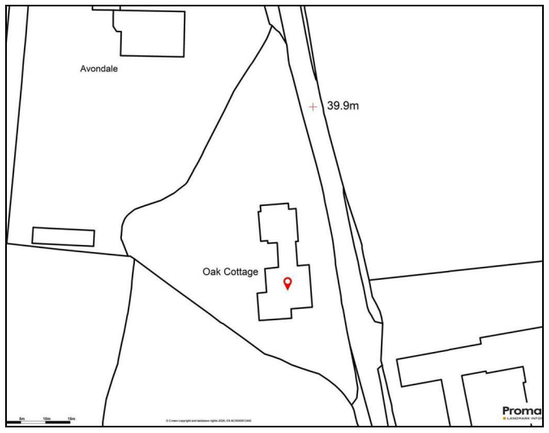
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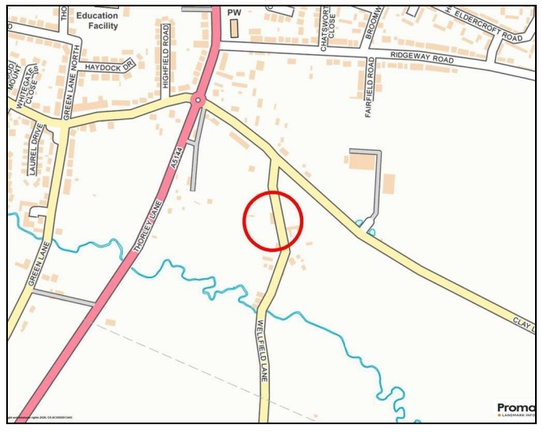
energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)









AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

overview

OAK COTTAGE REPRESENTS A PARTICULARLY APPEALING OPPORTUNITY TO ACQUIRE A CHARMING AND CHARACTERFUL FAMILY HOME OFFERING GENEROUS ACCOMMODATION, IN A WONDERFUL SEMI-RURAL SETTING AND STANDING ON AN IMPRESSIVE 0.4 ACRE PLOT. 2823SQFT

Hall. WC. Lounge. Family Room. Dining Kitchen. Utility. Five Bedrooms. Two Studios. Two Bath/Shower Rooms. Separate WC. Driveway. Integral Double Garage.



in detail

A beautiful, detached, family-sized cottage enjoying an idyllic semi-rural setting, occupying an impressive plot of approximately 0.4 acres, surrounded by open fields and enjoying a wonderful sense of privacy, yet conveniently positioned midway between Hale Village and Timperley Village, both of which are within reasonable walking distance.

The property has been lovingly cared for throughout the owners' long period of ownership and provides well-maintained, ready-to-move-into accommodation, retaining an abundance of charm and character. Equally, given the nature and size of the plot, the property offers considerable potential for further improvement, remodelling and extension, subject to the necessary consents and individual purchasers' requirements.

The existing accommodation extends to approximately 2,800 sq ft, arranged over two floors. To the ground floor are two spacious reception rooms, together with a dining kitchen and separate utility room. A covered storage area provides access to the large integral double garage.

To the first floor are up to five good sized bedrooms, one of which is currently utilised as a home study, served by two bath/shower rooms, including a particularly attractive en suite to the principal bedroom.

In addition to the main accommodation, there is a versatile two-room studio space positioned above the double garage, accessed both internally from the main house and via a separate secondary staircase. This provides excellent flexibility for a variety of uses, including home working, hobbies or additional ancillary accommodation, together with extensive eaves storage.

One of the property's most appealing features is the wonderful outlook enjoyed from many of the principal rooms, with attractive views across the established gardens and the open fields beyond. These views are particularly impressive from the main lounge and principal bedroom, further enhancing the sense of space and connection with the surrounding countryside.

A genuinely lovely cottage, combining an attractive semi-rural setting, generous family accommodation and considerable charm and character, with the added benefit of a substantial garden plot offering excellent scope and potential for the future.

- Freehold
- Council Tax Band G

LOCAL PLAN PROPOSAL:
PROSPECTIVE PURCHASERS SHOULD BE AWARE THAT PART OF THE GARDEN AT OAK COTTAGE MAY BE AFFECTED BY TRAFFORD COUNCIL'S PROPOSED DAVENPORT GREEN SPINE ROAD. THE CURRENT INDICATIVE ROUTE AND 10-METRE BUFFER CORRIDOR ARE SHOWN ON THE COUNCIL'S DRAFT LOCAL PLAN (POLICY TM7). THE PROPOSALS REMAIN SUBJECT TO CONSULTATION AND NO FINAL DECISION HAS BEEN MADE.

A COPY OF THE COUNCIL'S ROUTE PLAN IS AVAILABLE FROM WATERSONS UPON REQUEST. THE PROPERTY IS BEING MARKETED AT ITS CURRENT UNBLIGHTED MARKET VALUE, WITH PURCHASERS ADVISED TO MAKE THEIR OWN ENQUIRIES REGARDING THE PROPOSALS.

