



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

2 Watsons Mill, High Street, Bollington, Cheshire, SK10 5PH

A unique three storey property situated in the heart of old Bollington which provides spacious and contemporary accommodation within a former cornmill. Amazing views towards White Nancy.

Guide Price £345,000

A rare opportunity to acquire a unique property situated in the heart of old Bollington. Accessed via a private courtyard leading to a peaceful and discreet position, yet within a short walk of restaurants, cafes, pubs and shops. This Grade II listed mill conversion commands unique views on three aspects including that of White Nancy.

Number 2 is a unique and most interesting section and enjoys well balanced accommodation which is presented to a very high standard on three floors. At ground floor level the rooms are split either side of a cobbled passage way and include a bedroom/study, spacious integral garage, a bathroom and utility room. The spacious living space situated at first floor level has exposed roof trusses and ample natural light from large windows, Juliet balcony doors and roof windows which all add to the spacious feel. A fully fitted kitchen with breakfast bar is ideal for those who like to entertain. The master bedroom is situated on the second floor together with an en-suite shower room. The whole of the accommodation is warmed by a gas fired central heating system.

There is a wide range of shopping, travel, educational and recreational facilities available in Bollington and nearby Macclesfield.

Directions

From our Bollington Office proceed up High Street turning right after a short distance under the archway where number 2 Watsons Mill can be found immediately ahead of you.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

With turning staircase to the first floor, radiator.

UTILITY 10'4 x 7'5

With wall mounted gas fired central heating boiler, plumbing for washing machine, radiator.

BATHROOM/WC

A modern white suite comprising: Panelled bath with shower over, pedestal wash hand basin, low level WC, fully tiled walls, heated towel rail.

Separated by cobbled passage and garage.

STUDY/BEDROOM 2 11'11 x 9'1

With radiator, stairs leading to:

FIRST FLOOR

LANDING

LOUNGE 18' x 10'5

With two radiators.

SUPERB LIVING ROOM/BREAKFAST KITCHEN 30'11 x 12'4

Comprising an excellent range of base and eye level units, granite working surfaces with undermounted sink in peninsular granite breakfast bar, five ring gas hob with extractor hood over, built-in double electric oven and microwave, integrated fridge, integrated freezer, dishwasher, wine cooler, two double doors with Juliet balcony railings, exposed roof trusses and roof windows, superb oak flooring, two radiators.

LANDING

With deep built-in storage cupboard.

BEDROOM 1 13' x 10'6

With exposed wooden roof trusses, radiator.

EN-SUITE SHOWER ROOM

A white suite comprising: Shower enclosure with thermostatic shower, low level WC, pedestal wash hand basin, fully tiled walls, exposed wooden roof trusses.

OUTSIDE

INTEGRAL GARAGE 14'8 reducing to 10'2 x 12'8

VIEWINGS

Strictly by appointment through the Agents.

TENURE

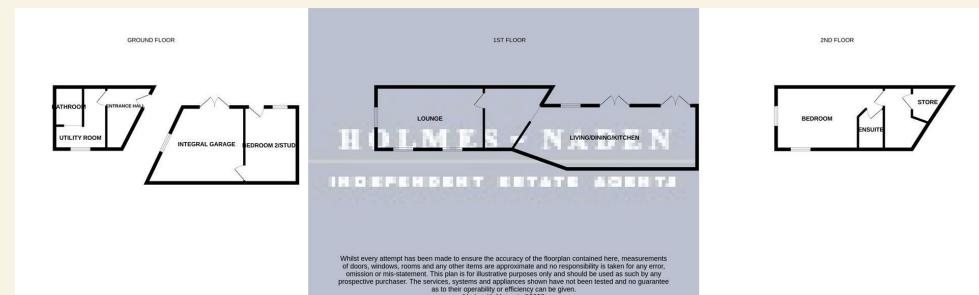
We have been advised by our vendors that the property is Leasehold. Interested purchasers should seek clarification of this from their Solicitor.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

BAND D



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PRESTBURY OFFICE:
THE VILLAGE,
PRESTBURY,
CHESHIRE SK10 4DG

TELEPHONE: 01625 828254
FACSIMILE: 01625 820019

HEAD OFFICE:
16 HIGH STREET,
BOLLINGTON,
MACCLESFIELD,
CHESHIRE, SK10 5PH
TELEPHONE: 01625 560535
FACSIMILE: 01625 574445



MISDESCRIPTIONS ACT 1967

These particulars, whilst believed to be accurate are set out for guidance only and do not constitute any part of any offer or contract – intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise to their accuracy. No person in the employment of Holmes-Naden Estate Ltd. has the authority to make or give any representation or warranty in relation to the property.

