HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

2 Jackson Brow, Spuley Lane,

Pott Shrigley, Cheshire, SK10 5RS

A delightful period semi detached property occupying a superb location set within the Peak National Park enjoying outstanding views over undulating countryside. Stunning landscaped gardens. Peaceful and tranquil setting. Private Parking . Garage. Greenhouse.

Price Guide £575,000

Constructed approximately 200 years ago ,2 Jackson Brow is a charming country property presented to a high standard enjoying a wealth of character including original beams and vaulted ceilings. In recent years a bespoke kitchen has been installed together with a conservatory, coloured in classic cottage green and a new oil fired central heating boiler was installed in May of this year.

In brief the accommodation comprises on the ground floor conservatory, bespoke fitted kitchen, dining room and a cosy lounge with open fireplace. At first floor level the landing allows access to three bedrooms, the main bedroom being a particular feature with original fireplace and unique mezzanine level which could serve as a study or occasional room. In addition there is a spacious shower room.

Outside, Jackson Brow stands in beautifully landscaped tiered gardens with outstanding views and comprises abundantly stocked borders, gravel pathways and various seating areas taking advantage of the tranquil setting and delightful views. The property also benefits from a single garage and rear storage area for the oil tank, three further outside stores and a newly erected Thermowood Swallow greenhouse. This property has a septic tank and a soak away.

There is a car park further up the hill that is owned by 2 Jackson Brow with parking for two motor vehicles. The neighbouring property has access to the car park and to two parking spaces also.

We would strongly recommend an internal inspection of this stunning property in order to fully appreciate the fine merits it has to offer.

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

Directions:
From our Bollington Office turn right out of High Street and continue in the direction of Pott Shrigley, after approximately one mile turn right into Spuley Lane and take the entrance with two decorative cart wheels to either side of the driveway. Proceed for a short distance and number 2 Jackson Brow can be found on the left hand side.

ACCOMMODATION

GROUND FLOOR

CONSERVATORY 12'6 x 9'10
Spectacular views over undulating countryside, tiled floor, French doors to outside, double radiator.

DINING ROOM 13'6 x 11'3
Quarry tiled floor, beamed ceiling, double radiator.

LOUNGE 15' x 10'7
A cosy room with beamed ceiling, fireplace with open flue, shelving to recesses, picture window with stunning views.

BREAKFAST KITCHEN 13' x 11'
Recently refitted with an excellent range of base, eye level and drawer units, pull out corner larder, Neff built in electric cooker with four ring hob and extractor hood over, integrated dishwasher, attractive ceramic working surfaces, one and half bowl stainless steel sink unit with mixer tap, space for fridge freezer, deep built in pantry, beamed ceiling, plumbing for washing machine, breakfast bar, double radiator, door to outside.

FIRST FLOOR

LANDING
Built in cloaks cupboard.

BEDROOM ONE 15'3 x 10'8
Original cast iron fireplace with stone hearth, range of built in wardrobes including one single and one double, beamed ceiling, Velux window with blind, double radiator.

MEZZANINE LEVEL/ OCCASIONAL ROOM 11'2 x 6'5
Presently used as a study.

BEDROOM TWO 11'10 x 11'7
Windows to two elevations, one single and one double wardrobe, dressing table unit, double radiator.

BEDROOM THREE 7'5 x 6'
Single radiator.

SHOWER ROOM
Comprising corner shower cubicle, pedestal wash hand basin, low level WC, built in airing cupboard, laminate floor, double radiator.

OUTSIDE
Gardens as previously mentioned.

THREE OUTSIDE STORES
One of which houses the boiler.

SINGLE GARAGE
With up and over electric door, electric light and power.

STORE TO THE REAR OF THE GARAGE
Housing oil tank.

GREENHOUSE

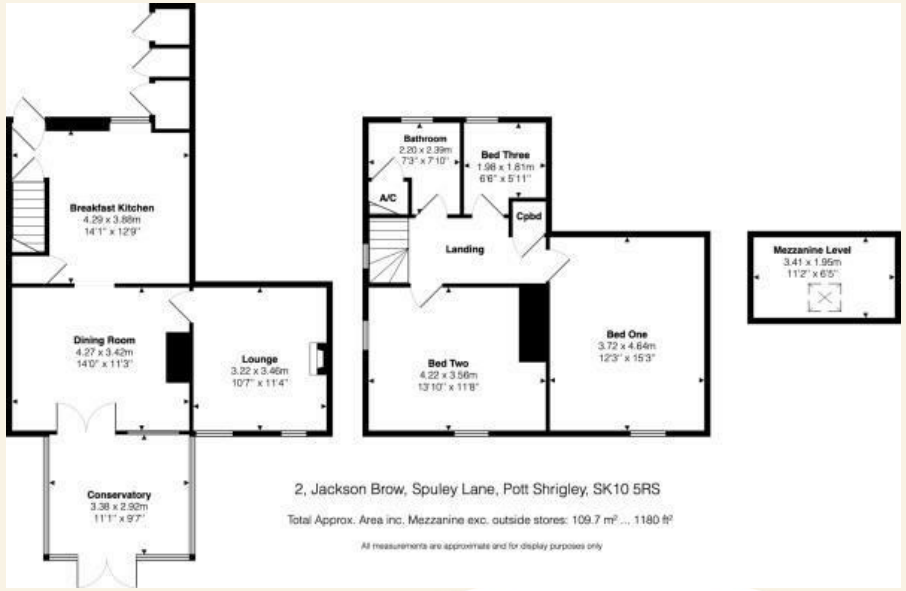
CARPARK
Providing parking for two motor vehicles.

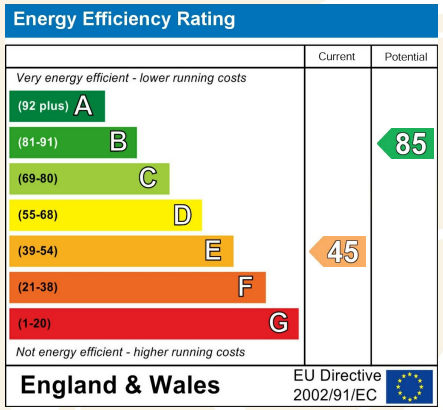
COUNCIL TAX
BAND E

POSSESSION
Vacant possession upon completion.

VIEWINGS
Strictly by appointment through the Agents.

TENURE
We have been advised that the property is Freehold and free from chief rent. Interested purchasers should seek clarification of this from their Solicitors.





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