



**GASCOIGNE  
HALMAN**

CHURCH COTTAGES, HOLMES CHAPEL ROAD,  
CHELFORD

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THE AREAS LEADING ESTATE AGENT





## CHURCH COTTAGES, HOLMES CHAPEL ROAD, CHELFORD

An attractive and impressive Grade II listed cottage, meticulously refurbished and complemented by a self-contained, converted detached coach house, all enjoying views over beautifully mature gardens.

The main residence offers bright, spacious, and particularly flexible accommodation, successfully blending contemporary comfort with a wealth of retained period character. The property has been the subject of an extensive and sympathetic programme of improvement, including the complete removal and reconstruction of the roof, with new insulation and felt installed prior to the careful reinstatement of the original tiles. Exquisite bespoke double-glazed windows, manufactured in London to meet Grade II listed requirements, have been installed throughout. Further enhancements include a full re-wire, upgraded heating system, improved insulation, and the addition of log-burning stoves for cosy evenings.

Internally, the accommodation is both elegant and practical, comprising a well-appointed fitted kitchen with adjoining separate utility room, a cloakroom with W.C., an impressive formal living room, and a versatile family dining room, ideal for modern living and entertaining.

To the first floor are two generous double bedrooms, each served by its own individual en-suite bathroom, providing excellent comfort and privacy. The principal bedroom is further enhanced by a freestanding bath, creating a luxurious and relaxing retreat.







The two storey detached coach house has been thoughtfully converted to provide self-contained ancillary accommodation, offering excellent flexibility for multi-generational living, guest accommodation, or home working. Equally, it presents an attractive income-generating opportunity, subject to any necessary consents, while remaining entirely separate from the main residence and enjoying its own sense of privacy. The space complements the principal home without compromising its character, making it ideal for extended family, visiting guests, or independent occupation.

Steeped in history and occupying a particularly attractive setting, the property enjoys a striking backdrop of St John the Evangelist Church, forming part of a small and exclusive enclave of listed cottages on the edge of the village. Despite its idyllic position, the home remains conveniently close to local amenities, with excellent access to major transport links and Chelford train station.

#### **DIRECTIONS**

SAT NAV: SK11 9AQ

#### **LOCATION**

Within flat walking distance of Chelford village centre where there is an excellent butcher, convenience store and The Edgerton Arms pub. There is a tremendous community spirit which has been enhanced by the relocation of the primary school. State and private schools are available in nearby Knutsford, Macclesfield, Twemlow, Wilmslow, Holmes Chapel and Alderley Edge, most of which are accessible by school buses or trains. Chelford rail station is situated on the Manchester to London Commuter line, making travel into Manchester very simple. Manchester International Airport is just a short drive away, as are connections to the M6.

#### **TENURE**

Freehold

#### **SERVICES (NOT TESTED)**

Oil Central Heating. Mains Water & Electric. Private Drainage. Services have not been tested and you are advised to make your own enquiries and/or inspections.

#### **LOCAL AUTHORITY**

Cheshire East Council: E

#### **ENERGY PERFORMANCE RATING**

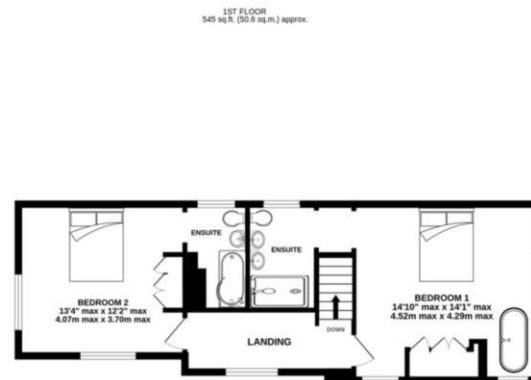
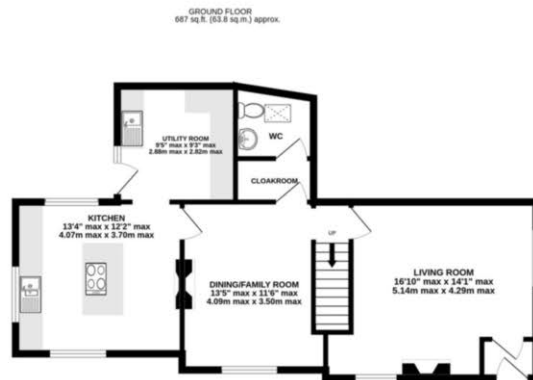
N/A Grade II

#### **TOTAL FLOOR AREA**

1747 SQFT approx

#### **VIEWINGS**

Viewing strictly by appointment through the Agents.



TOTAL FLOOR AREA : 1747 sq.ft. (162.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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