HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

Lime Cottage, Salters Lane,

Lower Withington, Macclesfield, Cheshire, SK11 9LL

A beautiful country cottage occupying an idyllic location enjoying the most stunning quintessentially English gardens.

Guide Price £795,000

Constructed of brick with rendered elevations, this picturesque detached country cottage offers the discerning purchaser a wonderful home enjoying far reaching views over open countryside. The accommodation briefly comprises on the ground floor an enclosed porch, 17ft reception hall with stairs to first floor, sitting room enjoying stone Minster fireplace with open grate, dining room, breakfast kitchen with Franco Belge multi fuel burner, pantry and inner vestibule with access to the utility/WC. To the first floor the landing allows access to three double bedrooms, the master bedroom enjoying a dressing room and en-suite, family bathroom and box room. An oil fired central heating system has been installed.

An internal inspection is highly recommended to appreciate this beautiful country home.

The property is approached by a deep gravel driveway which leads to a forecourt and allows ample hardstanding for a number of motor vehicles and easy access to the double detached garage. The quintessentially English gardens extend to three sides laid mainly down to lawn with well stocked borders, shrubs, mature trees and stone flagged patio areas. A special mention must be made to the additional enclosed garden to the rear again laid mainly down to lawn with well stocked borders, shrubs, mature and fruit trees. There is also a garden shed and a greenhouse.

The property is surrounded by open countryside yet remains practical for everyday routines, Terranova is nearby and the villages of Alderley Edge, Chelford and Holmes Chapel provide shopping and rail connections to Manchester and London. Road links to the M6 and Manchester Airport are straight forward making the location workable for commuting whilst retaining a rural character.

Directions: From our Prestbury office bear left at the mini roundabout into Macclesfield Road and continue for approximately one mile. At the roundabout, turn left onto Prestbury Rd/B5087 and then at the next roundabout take the 2nd exit onto Priory Lane. Go through 3 roundabouts and after approximately 0.8 miles turn right onto Fallibroome Road. Continue for approximately 0.3 miles and continue through the traffic lights at Broken Cross into Gawsworth Road/B5392. Take the first right into Pexhill Road/B5392 and continue for approximately 4 miles until the T-junction. Turn left onto Congleton Road and then immediately right into Salters Lane/B5932 where the property can be found on the right after approximately one mile.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

RECEPTION HALL 17'10" x 6'5"
With radiator, under stairs storage cupboard with oil boiler, stairs to first floor.

SITTING ROOM 13'11" x 13'10"
With radiator, Minster style fireplace and hearth.

DINING ROOM 13'10" x 10'7"
With radiator.

BREAKFAST KITCHEN 14'3" x 13'10"
Enjoying hand painted units including base cupboards and drawers, wall cupboards and worktops, one and a half bowl stainless steel sink unit, plumbing for dishwasher, oven/grill, four ring ceramic hob with extractor hood, radiator, quarry tiled floor, dining area, and Franco Belge multi fuel burner.

PANTRY
With fitted units, quarry tiled floor, shelving, and power.

INNER VESTIBULE
With access to:

UTILITY/WC
With low level WC, fitted units, Belfast sink, quarry tiled floor, radiator, built-in cupboard, plumbing for washing machine and space for tumble dryer.

FIRST FLOOR

LANDING 10'2" x 6'4"
With large walk-in cupboard/box room with shelving and hanging rails, access to roof space which is boarded

BEDROOM 1 14'2" x 14' (overall)
With fitted wardrobes, overhead storage cupboards, radiator, wonderful views, access to:

DRESSING ROOM 8'11" x 5'7" (plus wardrobe recess)
With fitted wardrobes with overhead storage cupboards, radiator, wonderful views, access to:

EN-SUITE
With low level WC, wash hand basin with store cupboards below, wet area, part tiled walls, tiled floor, radiator/towel rail and fitted mirror.

BEDROOM 2 10'5" (extending to 12'3") x 14'1"
With radiator, fitted base cupboards with overhead shelves.

BEDROOM 3 10'9" x 13'10" (plus recess)
With radiator, built-in wardrobes.

BATHROOM/WC
With paneled bath, low level WC, pedestal wash hand basin, radiator, part tiled walls, 2 small fitted cupboards.

OUTSIDE

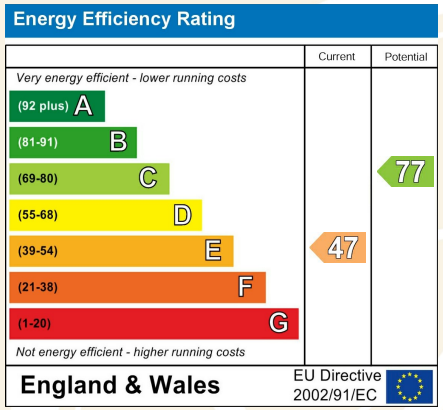
DOUBLE DETACHED GARAGE 18'8 x 15'10"
With power and light, twin up and over doors.

Beautiful gardens as previously mentioned which are fully enclosed.

Tenure:
Freehold. Interested purchasers should seek clarification of this with their solicitor.

Viewings:
Strictly by appointment through the Agents.

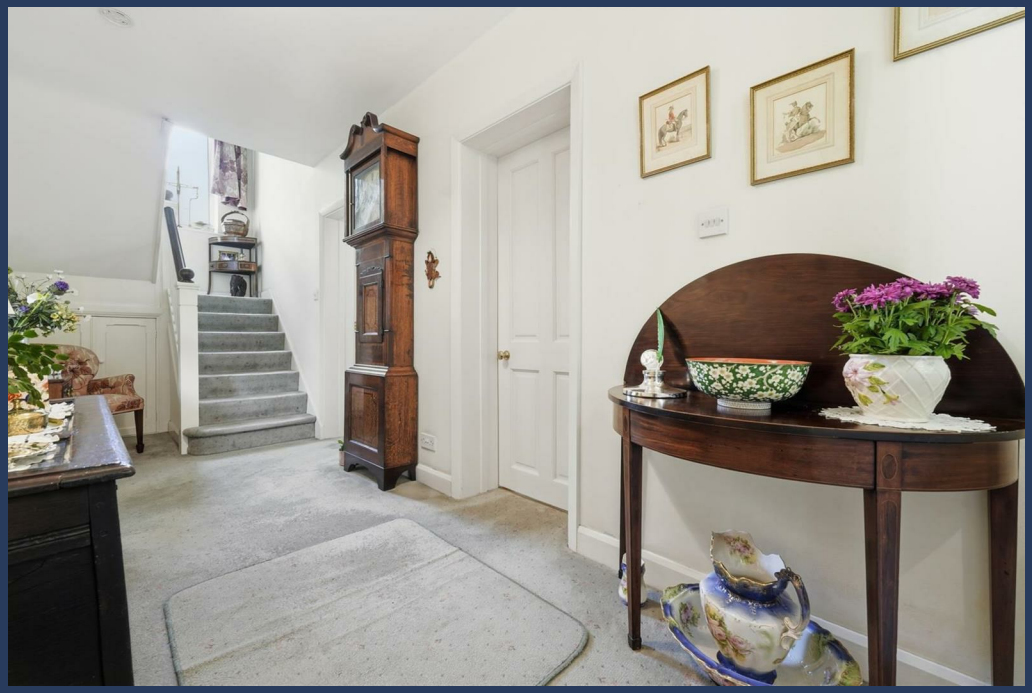
Possession:
Vacant possession upon completion.



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

TELEPHONE: 01625 828254
EMAIL: PRESTBURY@HOLMESNADEN.COM

HEAD OFFICE:
16 HIGH STREET,
BOLLINGTON,
CHESHIRE
SK10 5PH

TELEPHONE: 01625 560535
EMAIL: BOLLINGTON@HOLMESNADEN.COM

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