

jordan fishwick

2 Pownall Farm Cottages, Hollin Lane, SK9
Guide Price £725,000



Pownall Farm Cottages Styal SK9 4JH

Guide Price £725,000







‘Hawthorn’, Pownall Farm Cottage is a stylish four bedroom home in the idyllic village of Styal and combines characterful farmhouse features with premium finishes, including exposed beams, statement brickwork and impressive vaulted ceilings. Styal is renowned for its picturesque surroundings, historic charm and access to the National Trust's celebrated Quarry Bank Mill and parkland. The village offers a railway station, primary school, popular Ship Inn and highly regarded golf course and has convenient access to Wilmslow, Manchester Airport and transport links. Offering approx 2000 sq ft of versatile accommodation you initially enter via a welcoming entrance hall and through double doors into a spacious living room, where a striking exposed brick chimney with stone hearth and log burner creates a cosy focal feature. The heart of the home is the impressive 27ft open-plan kitchen and dining area which is accessed via the living room and separated by internal concertina sliding partition venetian doors. The kitchen area is designed for modern family living and effortless entertaining with bespoke, two-toned hand-painted oak cabinetry, quartz worktops, Rangemaster range cooker, Quooker hot tap and a statement island with Belfast style sink, wine cooler and informal breakfast bar seating. Velux windows and bifold doors with integrated blinds flood this highly sociable space with natural light and provide seamless and level access to the garden. Continuing through the ground floor there is a versatile reception room, currently used as a bedroom, a guest WC and a spacious fitted utility room. Upstairs, three well-proportioned bedrooms feature elegant plantation shutters enhancing the character. The principal bedroom benefits from bespoke fitted furniture and a stylish en-suite with underfloor heating, complemented by a contemporary family bathroom suite.

Externally the property truly comes into its own with an outstanding entertaining space. A generous porcelain patio, bespoke outdoor bar/garden room with power, water supply and heating, seating area and covered hot tub area (Hot Tub included) create the perfect setting for summer gatherings and relaxing evenings. A substantial enclosed lawned garden provides additional outdoor space, while off-road parking for two vehicles adds convenience.







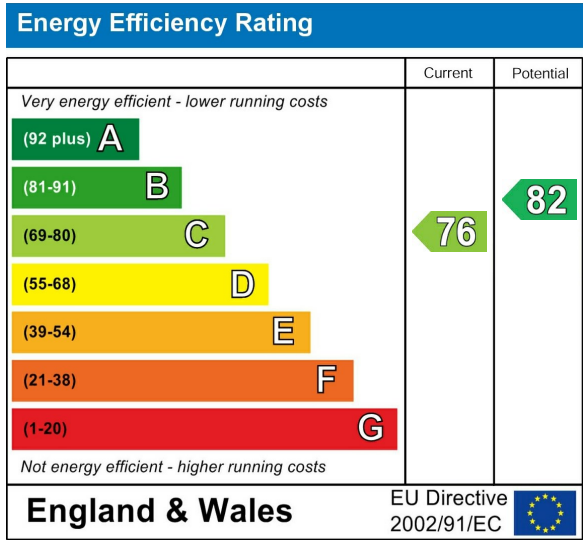







Hollin Ln
Styal
Station Rd
Styal Rd
Stanneylands Rd
Google
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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
76
82
England & Wales
EU Directive 2002/91/EC

GROUND FLOOR
1278 sq.ft. (118.7 sq.m.) approx.

1ST FLOOR
579 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA : 2100sq.ft. (195.1 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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