



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

2, Hough Hole Cottages, Rainow, Cheshire, SK10 5UW

A period 3 bed cottage with garden and magnificent views being in the heart of beautiful countryside yet easily accessible to Bollington and Macclesfield.

£350,000

Constructed of stone, this period property offers the discerning purchaser a lovely home occupying an idyllic location on the border of the Peak National Park with far reaching views over open countryside and a mill pond to the front.

The accommodation briefly comprises on the ground floor a porch, lounge with a multi-fuel stove, dining room open to a modern cottage kitchen with built-in appliances. To the first floor the landing allows access to three bedrooms and a well appointed bathroom.

The property enjoys a lovely south facing front garden with patio, lawn, borders, shrubs, and plants and overlooking delightful countryside and the mill pond. To the rear of the property there are storage bunkers, bin store, pathway and open countryside as far as the eye can see.

Residents of the 3 properties park their cars opposite the row facing the mill pond.

A special mention must be made of the eco friendly nature and energy efficiency of this home. All the windows have been double glazed with the windows to the rear, north facing, bedroom 2 being triple glazed. This room has kingspan insulation to the rear wall and bedroom 1 also has kingspan insulation to the front wall. The kitchen has an instant hot water tap. The house is heated by Smart, energy efficient, electric radiators in addition to the multi-fuel stove.

Rainow is a delightful rural location with an active community spirit and with wide range of shopping, travel, educational and recreational facilities available in nearby Macclesfield which hosts a monthly Treacle market, music venues which include The Kings School and St Michael's Church and Bollington boasts a fantastic Arts Centre and festivals. Macclesfield has many cafes and Heritage attractions like the Silk Museum. Access to the national motorway network and Manchester International Airport are all within 30 minutes drive of the property and Inter-City rail links from Macclesfield Railway Station is a 10 minute drive which will take you to London in 1 hour 45 minutes and Manchester in 30 minutes.

ACCOMMODATION

GROUND FLOOR

PORCH 6' x 4'5

Smart wall mounted radiator, storage cupboard, cloakroom area.

LOUNGE 12' x 12'

Attractive fireplace housing multi-fuel stove and with slate hearth, 4 wall light points, Smart wall mounted radiator, vinyl floor.

DINING ROOM 10' x 9'4

Smart wall mounted electric radiator, laminate floor, deep understairs storage area and staircase off. This room is open to the kitchen being divided only by a kitchen counter.

KITCHEN 11'9 x 8' 9

With a range of modern, cottage style units including base cupboards and drawers, wall cupboards and worktops, Smart heated towel rail, double electric oven, washing machine, one and a half sink unit with an instant hot water tap , space for fridge/freezer, stable door to outside.

FIRST FLOOR

LANDING

Built-in cupboard, skylight, access to loft which is boarded with power and has a wooden pull down ladder, smaller cot loft.

BEDROOM ONE 10'8 x 9'

Wall light point, Smart wall mounted electric radiator, laminate floor, insulated front wall. Delightful views across the mill pond and countryside beyond which is why the current owners use this room as another lounge.

BEDROOM TWO 11'4 x 8'2

Insulated wall to rear, the most magnificent views across unspoilt countryside and roaming hills.

BEDROOM THREE 6'8 x 6'3

Skylight, fitted drop down table.

OUTSIDE

Front cottage garden as previously mentioned. Rear storage bunkers.

COUNCIL TAX

BAND D

TENURE

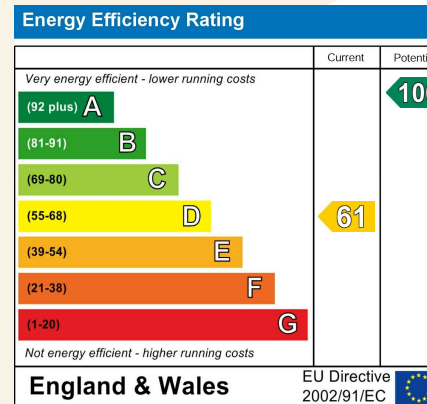
We have been advised that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

POSSESSION

Vacant possession upon completion.

VIEWINGS

Strictly by appointment through the Agents.



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.

