



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

Beech Bank, 8, Beeston Brow, Bollington, Cheshire, SK10 5PR

A beautiful, local stone period cottage dating back to circa 1750 with parking. Fabulous uninterrupted far reaching views towards White Nancy and stunning countryside.

Price Guide £825,000

Originally constructed in approximately 1750, extended in approximately 1850 and then further extended in the 1980's, this delightful stone house has unique character, charm and magnificent views. Internally, the property enjoys a wealth of original features and, in brief, the accommodation comprises on the ground floor; porch, fitted kitchen with built in appliances, utility hall, delightful dining room with views over countryside. downstairs cloakroom, charming sitting room with Cheshire brick walls and fireplace.

At first floor level the landing allows access to Bedroom One with windows to two elevations and fabulous, panoramic views across the beautiful hillsides. The room has a dressing area and en-suite shower room off and a further larger dressing room/Bedroom Four. To the opposite side of the landing at 1st floor level there is an inner hall with access to Bedroom Two in the oldest part of the house and featuring an original, exposed stone fireplace. Bedroom Three and a bathroom are also accessed via the inner hall.

Outside there is a south facing, country garden with two stone paved patio seating areas, abundantly stocked flower borders, stone pathways, lean-to greenhouse/shed, woodshed, lean-to shelter (currently used as a cat sanctuary with flap to kitchen), large wooden shed, potting shed, 4 water butts, feature Yorkshire chimney pot. Special mention again of the magnificent views from the garden and surroundings. The house and garden is accessed via stone steps off a cobbled driveway with off road parking for two cars. There is a bin store and abundantly stocked shrub and flower borders on the stone wall frontage running along the front of the property .

ACCOMMODATION

GROUND FLOOR

PORCH

Quarry tiled floor and shelving. White Nancy can be seen immediately on opening the door to outside.

KITCHEN 15'7 x 11'

Comprising a range of Wrighton base, drawer and eye level units, corner carousel, pine dresser, double stainless steel sink units with mixer tap over, gas fuelled AGA with drying rack over, part tiled walls with hand made Mexican tiles, BOSH fridge freezer, double radiator.

INNER HALL/UTILITY AREA 18' x 6'

Excellent range of built-in cupboards with hanging space, shelving and cupboards above. Cupboard housing gas-fired CH boiler (one year old), double radiator, BOSH washing machine, dishwasher, BOSH second fridge freezer.

DINING ROOM 15'1 x 12'1

Windows to two elevations and delightful views, fireplace with open flue, wood surround, inset attractive tiles and tiled hearth, traditional made decorative coving, double radiator, book shelving into alcove and attractive antique cupboard below, door to hallway.

CLOAKROOM

Attractive half tiled walls. vanity wash hand basin with cupboard below, low level WC, xpelair extractor.

SITTING ROOM 18'9 x 15'1

Beamed ceiling, old Cheshire brick walls, old Cheshire brick fireplace with stone hearth and mantel and incorporating a gas fired stove, three wall light points, double radiator.

HALLWAY

Built-in shelving, staircase off, door to outside.

FIRST FLOOR

LANDING

INNER HALL

BEDROOM TWO 13'7 x 12'1

Exposed original stone fireplace, stone window sill and magnificent views over to White Nancy, double radiator, fitted desk with shelving above, original door (from approximately 1750).

BATHROOM

Panelled bath, half tiled walls, low level WC, shower cubicle with electric shower, vanity wash hand basin with cupboard below, fitted cupboards, double radiator, extractor fan.

BEDROOM ONE 12'6 x 11'3

Outstanding views of undulating countryside via two double aspect windows, beamed high ceilings, double radiator, TV aerial point.

DRESSING AREA 7'5 x 4'3

Floor to ceiling mirror fronted Monarch fitted wardrobes, cupboard housing tie and belt racks, double radiator, Corby trouser press.

EN-SUITE SHOWER ROOM 10' x 6'

Shower cubicle with electric shower, Burlington pedestal wash hand basin unit on Victorian stand, column radiator with chrome heated towel rail, built-in cupboard, high level WC, extractor fan.

DRESSING ROOM/OFFICE 9'9 x 5'8

This could make a nice office or nursery but room has no window. Hammond fitted wardrobes to two walls, Hammond fitted desk with sliding shelf and drawers, double radiator, extensive views to White Nancy.

OUTSIDE

Gardens as previously mentioned.

DRIVEWAY

Ample parking for two large or three smaller vehicles.

POSSESSION

Vacant possession upon completion.

VIEWINGS

Strictly by appointment through the Agents.

COUNCIL TAX

BAND F

TENURE

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

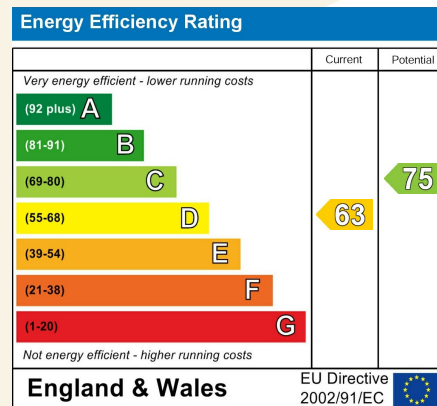
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