HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

14A, Shrigley Road,

Bollington, Cheshire, SK10 5QU

A totally stunning and charming former Smithy circa 1800. Deceptively spacious and beautifully presented. Outstanding far reaching views to the front over countryside and towards White Nancy.

Guide Price £365,000

Constructed circa 1800 The Smithy offers the discerning purchaser the opportunity to acquire a totally unique stunning property which offers light and airy accommodation throughout. During the present owners time in residence The Smithy has been lovingly updated and in brief comprises on the ground floor substantial cold store with access to a recently refitted kitchen/dining/sitting area. At first floor level there is a cosy lounge with log burning stove, utility area, cloakroom and bedroom one. At second floor level a landing allows access to two delightful good sized bedrooms and a shower room. A gas fired central heating system has been installed.

The property enjoys a small paved courtyard to the rear. This area is accessible via the lounge and the side elevation.

We would strongly recommend an internal inspection of this delightful property in order to fully appreciate the fine merits it has to offer.

There is a wide range of shopping, travel, educational and recreational facilities available in Bollington and nearby Macclesfield. Access points to the national motorway network, Inter-City rail travel to London and Manchester International Airport are all within 10 and 30 minutes drive of the property.

Directions:
From our Bollington Office proceed up High Street, turning right into Palmerston Street. Continue to the mini-roundabout taking the second exit into Shrigley Road where the property can be found after a short distance on the left hand side.

ACCOMMODATION

GROUND FLOOR

COLD STORE
With stone flagged floor, solid wood shelving, built-in work bench with power points and space below for extra white goods, cold water tap, access to gas and electric meters, access to side and front of property.

KITCHEN/DINING/SITTING AREA 20' x 12'7
With an excellent range of base, eye level and drawer units, attractive working surfaces, Belfast sink with mixer tap, cupboard housing Worcester boiler, built in Neff double oven, four ring induction hob, centre island with two cupboards and four drawers below, integrated fridge, integrated freezer, log burning stove on raised stone plinth, stone exposed wall, original stone flagged floor, three windows with stone sills, semi spiral staircase to the first floor, original beamed ceiling.

FIRST FLOOR

LANDING
With access to reception room, wooden floor, staircase to second floor.

UTILITY AREA
With wood floor, range of base, eye level units and worktop, heated towel rail, plumbing for washer/dryer.

LOUNGE 13'5 x 12'
With attractive fireplace with log burning stove and slate hearth, column radiator, window seat, beamed ceiling, three wall light points, door to small paved courtyard to rear.

CLOAKROOM
Comprising low level WC, wash hand basin with mixer tap, part tiled walls, wood floor.

BEDROOM ONE 13' x 17'4 into recess
With double glazed windows to the front with views over the Millpond, attractive tiled floor, column radiator, telephone point, original beamed ceiling.

SECOND FLOOR

LANDING
With roof window providing light, access to boarded loft storage area, original wood floor.

BEDROOM TWO 12'7 x 11'6
With fireplace incorporating log burning stove, original wood floor, beamed ceiling, double radiator.

SHOWER ROOM 7'6 x 5'2
Comprising wall mounted sink unit with drawers below and mixer tap, tiled splashback, low level WC, walk in shower with glass side screen, LED mirror, chrome heated towel rail, part tiled walls.

BEDROOM THREE 17' x 9'2
With exposed stone wall, porthole window, beamed ceiling, column radiator, window seat, store cupboard, door to outside.

OUTSIDE

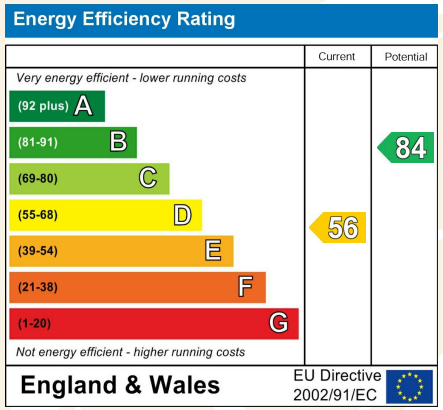
COURTYARD
As previously mentioned.

TENURE
We have been advised that the property is Leasehold. Interested parties should seek clarification of this from their Solicitors.

VIEWINGS
Strictly by appointment through the Agents.

POSSESSION
Vacant possession upon completion.

COUNCIL TAX
BAND B



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THE DISPUTE SERVICE

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The Property Ombudsman

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