



**GASCOIGNE
HALMAN**

SIDDINGTON BANK COTTAGE, SALTERS LANE,
SIDDINGTON

THE AREAS LEADING ESTATE AGENT



SIDDINGTON BANK COTTAGE, SALTERS LANE, SIDDINGTON

A charming detached cottage in with historic ties situated at the heart of a generous grounds extending to 0.75 acre (approx) surrounded by farmland at the heart of Siddington Village.

Set within the heart of the Cheshire countryside, Siddington is a highly regarded semi-rural hamlet offering an exceptional balance of peace, privacy, and connectivity. Surrounded by open farmland and rolling landscapes, the area is ideal for those seeking a quieter lifestyle while remaining within easy reach of neighbouring villages, market towns, and commuter routes.

Nearby Alderley Edge offers a wide range of high quality shops and restaurants. There are a range of social and recreational facilities, and local schools cater for children of all ages. More extensive facilities are available in Wilmslow & Macclesfield. Marks & Spencer, Tesco and John Lewis are a short drive away. Siddington is well placed for easy access to Manchester and Stockport, the M56 is accessible at Ringway and the M6 at Holmes Chapel. Alderley Edge train station offers a fast electric commuter service with Inter City links available in Wilmslow & Macclesfield. Manchester International Airport is only a short drive away.





DESCRIPTION

Siddington Bank Cottage is a charming detached home with origins and historic connections to Capesthorpe Hall. Thoughtfully improved and extended over the years, the property now offers beautifully balanced accommodation that successfully blends the character and soul of the original cottage with the practicality of modern living.

Situated in the picturesque village of Siddington, the property combines peaceful countryside living with excellent accessibility, remaining within easy reach of Alderley Edge and Wilmslow. Set within extensive grounds extending to approximately 0.75 of an acre, the cottage enjoys delightful views across its gardens and the surrounding countryside and occupies an enviable position in this highly sought-after semi-rural location.

The lifestyle and grounds of this particular property are sure to appeal to those who value generous outdoor space. The gardens and grounds have been beautifully manicured by the current owners, with well-stocked beds and borders, mature trees, and a natural pond/stream to the rear, all combining to create a wonderful sense of tranquillity.

The property itself is well set back from the road in an elevated position and approached via an extensive block paved driveway, providing ample off-road parking and access to the double garage.

Upon entering the property, an entrance porch leads through to an incredibly generous dining reception hall, where exposed original beams immediately provide warmth and character. A downstairs WC offers practicality for modern family living.

Beyond this lies the oldest part of the house, the principal lounge, a wonderful living space featuring a double-aspect arrangement with a window to the front elevation and sliding doors to the rear, flooding the room with natural light whilst further emphasising the original features and detailing within this charming room.

To the rear of the property, the current owners have invested significantly in creating an outstanding open-plan dining kitchen, perfectly designed for modern living and entertaining. Glazed doors spill directly onto the gardens, seamlessly connecting the inside and outside spaces. The kitchen itself has been installed by renowned handcrafted kitchen makers David Lisle and is beautifully appointed with an extensive range of integrated appliances together with Corian work surfaces. A useful utility room accessed directly from the kitchen provides further practicality.

To the first floor, the landing continues the character theme with exposed beams and provides access to all bedrooms. There are three well-proportioned bedrooms in total, with both the principal and second bedroom benefiting from fitted furniture. The principal bedroom also enjoys the advantage of an en suite facility. A beautifully appointed family bathroom with walk-in shower completes the internal accommodation.

Externally, the property sits at the heart of its impressive 0.75 acre plot. There is a generous double garage with electronically operated doors, workshop, and gardener's WC. Additional outbuildings and garden sheds provide excellent storage options, whilst a detached garden room with lighting and power offers versatility for use as a home office, gymnasium, or art studio.

There is also a substantial agricultural building measuring approximately 22.9 ft x 18.5 ft, presenting further potential and flexibility depending on a purchaser's requirements.

The grounds, however, remain the true showstopper of this wonderful home, offering a rare combination of mature landscaping, privacy, and peaceful countryside ambience.

This is an incredibly unique opportunity to acquire a delightful character cottage steeped in history, occupying an idyllic rural setting whilst remaining highly accessible. A truly special home and an opportunity not to be missed.

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East Council

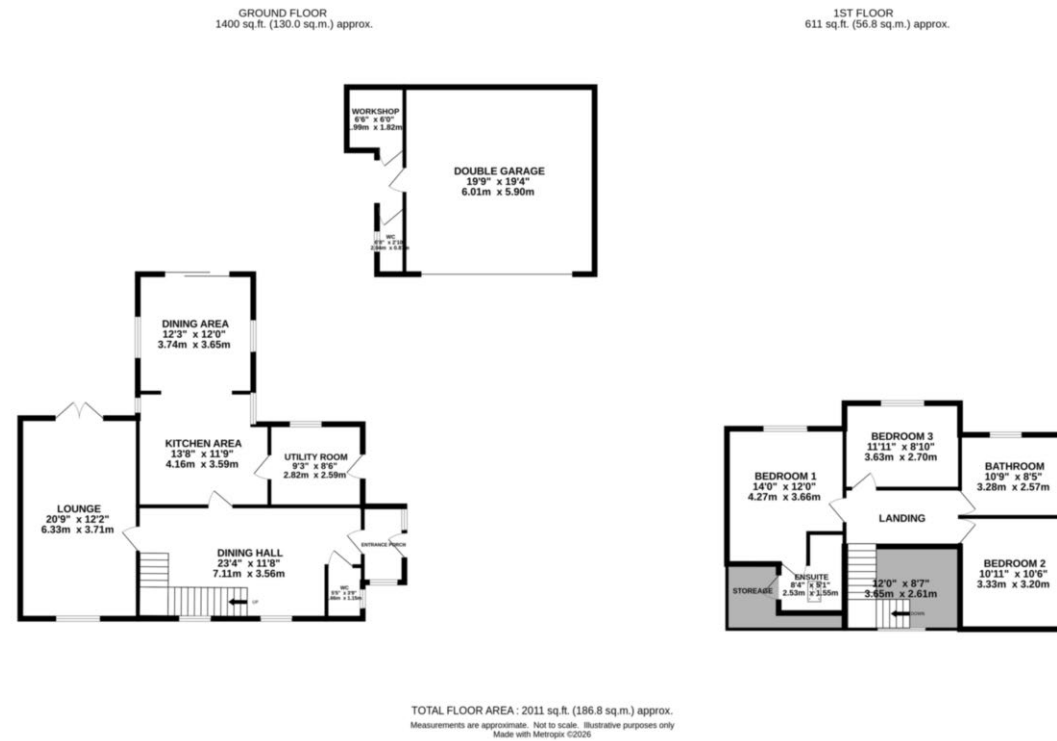
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VIEWINGS

Viewing strictly by appointment through the Agents.

FLOORPLAN



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