





## Fir Tree Cottage 39A Tytherington Lane, Macclesfield, Cheshire SK10 2JS

Situated within the extremely popular and highly regarded Tytherington area, this exceptional detached residence occupies a prime and secluded position, conveniently close to a range of amenities, highly regarded schools, excellent transport links and the prestigious Tytherington Club. Enjoying both privacy and convenience, the property is approached via a private driveway and is surrounded by beautiful woodland, creating a peaceful and exclusive setting.

Constructed approximately ten years ago, the home stands within around half an acre of meticulously maintained formal gardens. A property of real quality and distinction, the interior has been finished to an exceptional standard throughout showcasing a superb range of high-quality fixtures and fittings and offering stylish, contemporary living spaces ideally suited to modern family life.

The accommodation comprises an entrance hall, cloakroom, study/optional fourth bedroom, a generous ground-floor bedroom with en-suite, a utility room, and stunning open-plan living space incorporating the kitchen and enjoying panoramic views over the gardens. From the galleried landing there are two further bedrooms, both benefiting from en-suite shower rooms.

Externally the property continues to impress. A large tarmacadam driveway provides extensive off-road parking, while the beautifully landscaped gardens feature generous lawns, raised beds, mature planting and a tranquil pond, all combining to create an attractive, private outdoor environment, ideal for relaxation and entertaining.

Further enhancing the appeal is a substantial double garage with a converted attic space and permitted development rights offering superb potential for a variety of uses, subject to requirements.

Combining a highly sought-after location, generous grounds and a high-specification finish, this outstanding home represents a rare opportunity to acquire a contemporary property of this calibre in one of Tytherington's most desirable settings.

Macclesfield is a thriving business centre and market town with excellent local amenities and a choice of modern leisure and sports facilities. The town is situated on the Cheshire Plain, at the edge of the Peak District National Park, with its picturesque beauty and extensive walks.

Residents of Macclesfield have access to good transport links, including national motorways, major roads and train networks, including the West Coast Line direct to London. Manchester International Airport is only thirteen miles away by road. Greater Manchester is within a comfortable daily travelling distance, and there are regular bus services to neighbouring towns.

Proceed out of Macclesfield along Manchester Road in a northerly direction towards Tytherington. Proceed through the traffic lights at the Brocklehurst Arms, past the Links estate on the left, taking the second turning on the right into Tytherington Lane and the property can be found on the right hand side.

**Viewing: By appointment with Holden and Prescott 01625 422244**

HOLDEN & PRESCOTT

## Fir Tree Cottage 39A Tytherington Lane, Macclesfield, Cheshire SK10 2JS

### Ground Floor

#### Entrance Hall

Composite front door with double glazed panels adjoining. Vaulted ceiling with Velux window. Oak staircase with glass balustrade to the first floor. Understairs storage cloaks cupboard. Porcelain tiled flooring extending throughout the ground floor and complemented by underfloor heating. Two uPVC double glazed windows.

#### Cloakroom/W.C.

Hand washbasin with mixer tap and cupboard below. Low suite W.C. with concealed cistern. Downlighting. Extractor fan. Porcelain tiled flooring with underfloor heating.

#### Breakfast Kitchen

18'5 x 13'5

Open plan breakfast kitchen with one and a half bowl stainless steel sink unit with mixer tap and base unit below. An additional range of matching base, eye and full level units with contrasting quartz work surfaces and splashbacks. All eye level cupboards feature under unit lighting. Matching island breakfast bar with integrated five ring induction hob. Other integrated appliances include a Bosch single oven, microwave oven, warming tray, full-length fridge and a dishwasher. Downlighting. Porcelain tiled flooring with underfloor heating. Open way through to the Lounge/Dining Area.

#### Lounge/Dining Room

38'7 14'3

Superb full glass media wall with living flame contemporary gas fire, display shelving with ambient s;potlighting and housing for the television. Downlighting. Atrium glass rooflights. Porcelain tiled flooring with underfloor heating. Two aluminium windows. Aluminium sliding patio doors.

#### Utility Room

15'1 x 6'5

Single drainer stainless steel sink unit with mixer tap and base cupboard below. Work surface with base and eye level cupboards. Plumbing for washing machine. Space for tumble dryer. Space for a full height freezer. The Worcester combination condensing boiler. Downlighting. Extractor fan. Roof light. Porcelain tiled flooring with underfloor heating. uPVC door with double glazed panel inset.

## **Fir Tree Cottage 39A Tytherington Lane, Macclesfield, Cheshire SK10 2JS**

### **Bedroom Three**

13'7 x 11'9

Solid oak door. Downlighting. Porcelain tiled flooring with underfloor heating. uPVC double glazed window

### **En-Suite**

Sliding door to the suite that comprises a walk-in fully tiled cubicle with dual-headed thermostatic shower, a free standing Jacuzzi bath with mixer tap, a washbasin with mixer tap and a low suite W.C. Mirrored bathroom cabinet with ambient lighting.

Downlighting. Extractor fan. Tiled walls. Porcelain tiled flooring with underfloor heating. uPVC double glazed window.

### **Study/Bedroom Four**

13'7 x 11'10

Solid oak door. Downlighting. Porcelain tiled flooring with underfloor heating. uPVC double glazed window.

### **First Floor**

#### **Galleried Landing**

Solid oak staircase with glass balustrade. Downlighting. Velux window and vaulted ceiling over the hallway.

### **Bedroom One**

16'0 x 13'6 extending to 21'0

Downlighting. uPVC double glazed window. Single panelled radiator.

### **En-Suite**

Sliding door to the suite that comprises a fully tiled cubicle with thermostatic shower over, a washbasin with mixer tap and vanity storage cupboard below and a low suite W.C. with concealed cistern. Downlighting. Extractor fan. Partially tiled walls. Wall-mounted mirror with integral ambient lighting. uPVC double glazed window. Chrome heated towel rail.

### **Bedroom Two**

16'0 x 13'6 extending to 21'0

Downlighting. uPVC double glazed window. Single panelled radiator.

**Fir Tree Cottage 39A Tytherington Lane, Macclesfield, Cheshire SK10 2JS****En-Suite**

Sliding door to the suite that comprises a fully tiled cubicle with thermostatic shower over, a washbasin with mixer tap and vanity storage cupboard below and a low suite W.C. with concealed cistern. Downlighting. Extractor fan. Partially tiled walls. Wall-mounted mirror with integral ambient lighting. uPVC double glazed window. Chrome heated towel rail.

**Outside****Gardens**

The property is accessed via a private entrance which opens onto the residence itself. The property sits within an impressive plot of approximately half an acre, featuring beautifully landscaped gardens with expansive lawns, well-maintained raised beds, and a stunning variety of mature plants. An attractive garden pond adds further charm to the setting. Beyond the formal gardens lies a delightful woodland area, providing a picturesque and contrasting backdrop, where a both a well-constructed treehouse and a timber built summer house/playhouse offer a unique and enchanting feature.

**Double Garage**

30'6 x 10'10 x2

The double garage is divided into two equal sections, each measuring 36'0" x 10'10". The front section features an up-and-over door, power and lighting, and two windows providing natural light. The rear section also benefits from an up-and-over door, power and lighting, along with a staircase and handrail leading to the first floor. The double garage also benefits from Wifi, gas, water and electricity supply. The first-floor area is fully boarded and equipped with power and lighting. It includes a porthole window and Velux roof windows, creating a bright and versatile space. The garage benefits from permitted development rights.

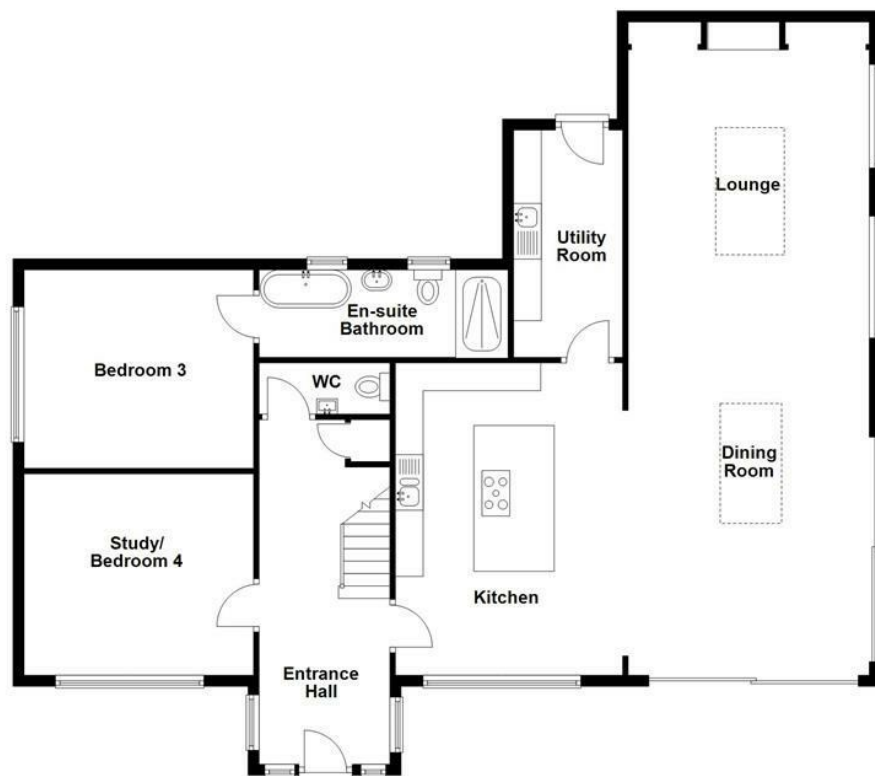
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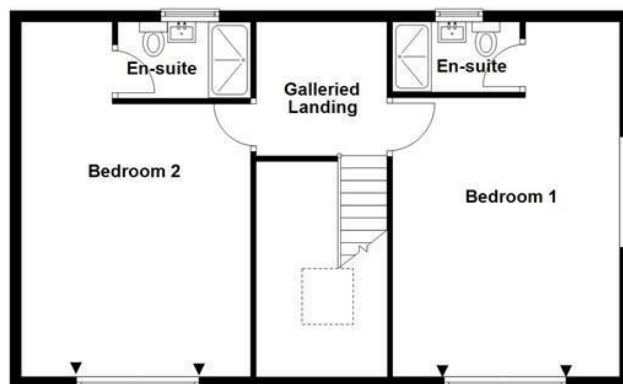




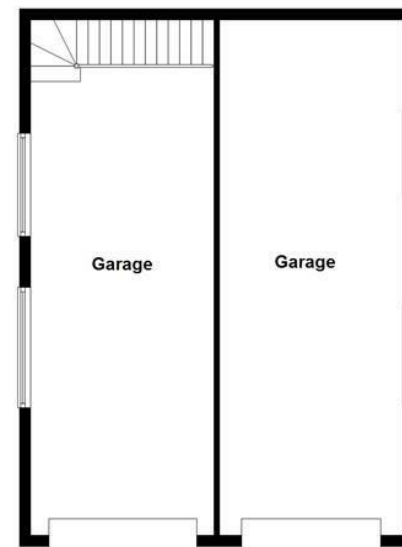
Ground Floor



First Floor



Garage



Loft

