



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# Butley Cottage, New Road, Prestbury, Cheshire, SK10 4HP

Architect-Designed Renovation (2021)

## Guide Price £875,000

A rare opportunity to acquire a piece of Prestbury's heritage that offers the luxury and reliability of a new build. Situated in the absolute heart of the village, this detached, handmade Cheshire brick cottage has undergone a comprehensive, Architect-supervised transformation.

While many period homes require ongoing maintenance, this property was subject to a meticulous 'back-to-brick' renovation in 2021. This included a completely new roof, new insulation, new lintels, full electrical rewiring, new plumbing, and high-efficiency double glazing. The result is a home that retains its historic soul but delivers the warmth, energy efficiency, and low-maintenance lifestyle of a contemporary property—perfect for those seeking a high-quality 'lock-up-and-leave' or a stress-free family home.

Set just a short stroll from St Peter's Church, the railway station, and the village's renowned restaurants, the location is unbeatable. Inside, the property balances open-plan living with cosy retreats. The ground floor features a sitting room with bi-folding doors and a dedicated family room with a feature wood-burning stove.

The heart of the home is the magnificent 21ft open-plan living kitchen. Designed for entertaining, it features shaker-style cabinetry, granite/quartz work surfaces, and a suite of integrated appliances. The space opens out onto the courtyard for seamless indoor-outdoor living via feature Crittall-style aluminium doors.

Upstairs, the principal suite rivals a boutique hotel, currently configured with a luxurious walk-in dressing room (easily reconverted to a fourth double bedroom if required) and a high-spec en-suite. Two further double bedrooms and a generously proportioned family bathroom complete the accommodation.

### FUTURE POTENTIAL & PLANNING

Unusually for a village property, the house comes with extant planning permission for a further single-storey rear extension. Because the primary renovation works under this consent have already been completed, the permission is effectively 'locked in' and will not expire, offering the new owner the freedom to extend the ground floor footprint further at their leisure. Additionally, preliminary consideration has been given to altering this approval to a two-storey extension, should a new owner wish to increase the first-floor accommodation (subject to the necessary planning amendments).

The charming and historic village of Prestbury caters for most daily needs, whilst more extensive facilities may be found in Macclesfield, Wilmslow and Alderley Edge, all within short driving distance. Access points to the national motorway network, Inter-City rail travel to London and Manchester International Airport are all within 2 and 30 minutes drive of the property.

Directions: From our Prestbury office proceed past St Peter's Church where the property can be found on the right hand side just past the Admiral Rodney public house.

### ACCOMMODATION

#### GROUND FLOOR

#### LIVING/CINEMA ROOM 13'11" x 10'11"

A versatile and sophisticated space designed for modern entertainment. The room features a built-in surround sound system, making it an ideal cinema room. Bespoke fitted cabinetry provides elegant storage for media equipment, while bi-folding doors allow the space to flow seamlessly.

#### SNUG/FAMILY ROOM 11'5" x 10'1" (plus recess)

A charming, character-filled retreat perfect for winter evenings. The focal point is a feature brick fireplace housing a cast iron log burner. The room is finished with premium wide stone tiling and includes a built-in, bespoke fitted cupboard housing the gas boiler.

#### OPEN PLAN LIVING & DINING KITCHEN 21'11" x 20'1"

The architectural heart of the home, this magnificent room showcases a feature custom oak beam and intelligent zoning. Kitchen Area: Fitted with a comprehensive range of bespoke Shaker-style units with premium grade handles, quartz worktops and splashbacks and a matching central island/breakfast bar with Quooker hot tap. Integrated appliances include an oven/grill, coffee machine, gas-fired double-stove with extractor, dishwasher and wine fridge. Finished with wide stone tiling. Living & Dining Area: Defined by custom wide-planked burnt oak flooring, this area features a showcase cast iron log burner for atmosphere and warmth. Contemporary Crittall-style aluminium double doors open the entire space to the courtyard, creating a seamless indoor-outdoor flow. Audio: The entire space is wired with fitted ceiling speakers.

#### UTILITY ROOM

Continues the high-quality finish with matching units and wide stone tiling. Includes a sink unit, plumbing for a washing machine, and space for a dryer.

#### CLOAKROOM/WC

Well-appointed with a low-level WC, wash hand basin with storage, radiator/towel rail, and tiled flooring.

#### FIRST FLOOR

#### LANDING

Allows access to all bedrooms and the family bathroom.

#### PRINCIPAL SUITE (BEDROOM 1) 11'2" x 10'5" (plus wardrobe recess)

A stunning bedroom featuring a vaulted ceiling that enhances the sense of space. Includes a full range of fitted wardrobes. Remote controlled lighting and window blinds for ultimate convenience.

#### DRESSING ROOM 13'7" x 7'10" (overall)

Currently configured as a luxurious dressing suite with extensive fitted wardrobes, easily reconverted to a fourth bedroom if required.

#### EN-SUITE

A contemporary suite comprising a double shower, low-level WC, and twin wash hand basins with storage below and cabinets over. Finished with underfloor heating and remote operated skylight roof window.

#### BEDROOM 2 11'6" x 10'4"

A spacious double bedroom with radiator heating.

### BEDROOM 3 12'9" x 10'9" (overall)

A further double bedroom featuring a cupboard housing the high-pressure water cylinder and access to the roof space.

### FAMILY BATHROOM

A true designer sanctuary featuring a custom traditional suite. The centrepiece is a freestanding roll-top bath, complemented by a large walk-in shower/wet area. The room also features a statement marble-topped sink unit and a traditional high-level pull-chain WC. Finished with underfloor heating and remote operated skylight roof window for ultimate comfort.

### TECHNICAL SPECIFICATION & OUTSIDE

#### SMART HOME FEATURES

The property benefits from a fully integrated sound system, with built-in ceiling speakers wired throughout the house and a dedicated surround sound setup in the formal Living/Cinema room. Remote operated skylight roof windows in both bathrooms and remote controlled lighting and window blinds in master bedroom.

#### GARDENS & GROUNDS

The property features a surprising private, secluded garden designed for low maintenance without compromising on style. The grounds have been hard-landscaped with York stone-flagged terraced areas, surrounded by flowerbeds and mature specimen trees. A substantial summerhouse provides additional external storage or leisure space. Adjacent to the property is ample hardstanding, recently relaid with stone flags and cobbles, extending through to the forecourt for off-road parking including fully installed electric EV charger.

#### Tenure:

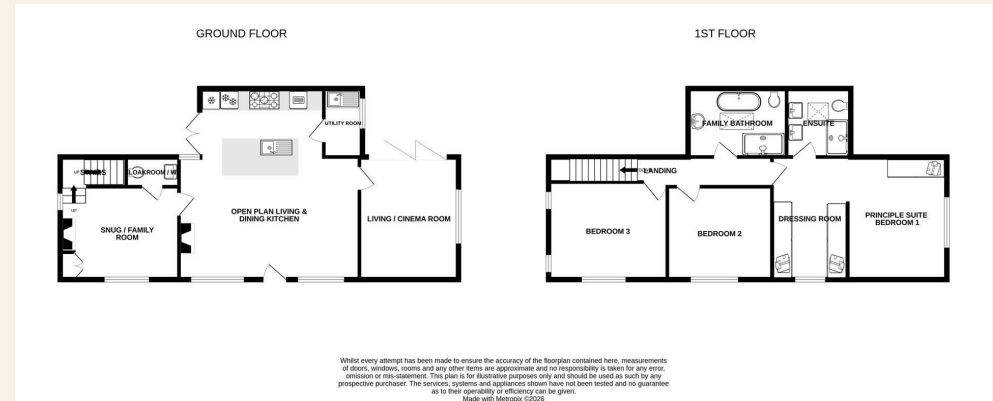
Freehold. Interested purchasers should seek clarification of this with their solicitor.

#### Viewings:

Strictly by appointment through the Agents.

#### Possession:

Vacant possession upon completion.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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