HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

Cester Bridge House, Rainow Road,

Rainow, Cheshire, SK10 5TE

A truly magnificent picturesque detached period property constructed of stone presented to the most amazing standard backing onto open countryside yet within short distance of local amenities and the train station to both Manchester and London.

Guide Price £1,350,000

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL
Terrazzo tiled floor with underfloor heating, original staircase to first floor, under stairs cloaks cupboard, glazed Crittall windows and doors leading to receptions rooms.

LOUNGE
22'5" x 12' (plus recess)
With hardwood herringbone floor, two cast iron radiators.

SITTING ROOM
12'11" x 11'10"
With herringbone hardwood flooring, period fireplace with tiled inset and wood burning stove, half tongue and groove paneled walls, opening through to:

BAR ROOM
10'11" x 9'10
A most magnificent room beautifully fitted out with tiled bar with granite/oak top, herringbone hardwood floor, stainless steel sink unit and glass washer, stainless steel cupboards and shelves, half tongue and groove paneled walls, feature lighting.

LIVING FAMILY KITCHEN
22'5" x 15'
Enjoying a magnificent hardwood deVol Haberdashers fitted units with marble worktops, large central island/breakfast bar with marble and brass worktop, double Belfast sink unit, Quooker tap with boiling/chilled/sparkling water, electric range with extractor hood, wine fridge, double drawer dishwasher, part tiled walls, two cast iron radiators, Crittall doors to terrace, marble tiled floor with underfloor heating, seating area/family area, access to PANTRY with stone slabs and shelving and marble tiled floor, distressed timber ceiling.

BOOT ROOM/LAUNDRY
11'5" x 7'9"
With marble tiled floor with underfloor heating, built-in cloaks cupboard, bench seat with drawers below, hanging pegs for coats, cast iron radiator, matching base units with marble tops, Belfast sink unit, part tiled walls, door to outside.

SHOWER ROOM/WC
With marble sink unit with painted base unit and drawers, low level WC, shower, tiled floor with underfloor heating, built-in cupboard with gas boiler.

FIRST FLOOR

SPLIT LEVEL LANDING
With half paneled walls, two cast iron radiators, linen cupboard.

BEDROOM 1/LIVING ROOM
26' x 15'
With two cast iron radiators, period fireplace with log burner, magnificent views, access to:

OFFICE/NURSERY
10' x 8'5"
With exposed floor boards, half tongue and groove paneled walls, built-in cupboard with high pressure hot water cylinder.

BEDROOM 2
24'3" x 12'3"
With fitted wardrobes with overhead storage cupboards, two cast iron radiators, magnificent views, period fireplace with log burner.

EN-SUITE
With wet area, freestanding bath, low level WC, wash hand basin with store cupboards below, marble worktop, radiator/towel rail, tiled floor, part tiled walls, part timber clad feature walling.

BEDROOM 3
12'11" x 11'9"
With cast iron radiator, part distressed timber clad walls, wonderful views.

BEDROOM 4
10'11" x 10'
With exposed and painted floorboards, cast iron radiator.

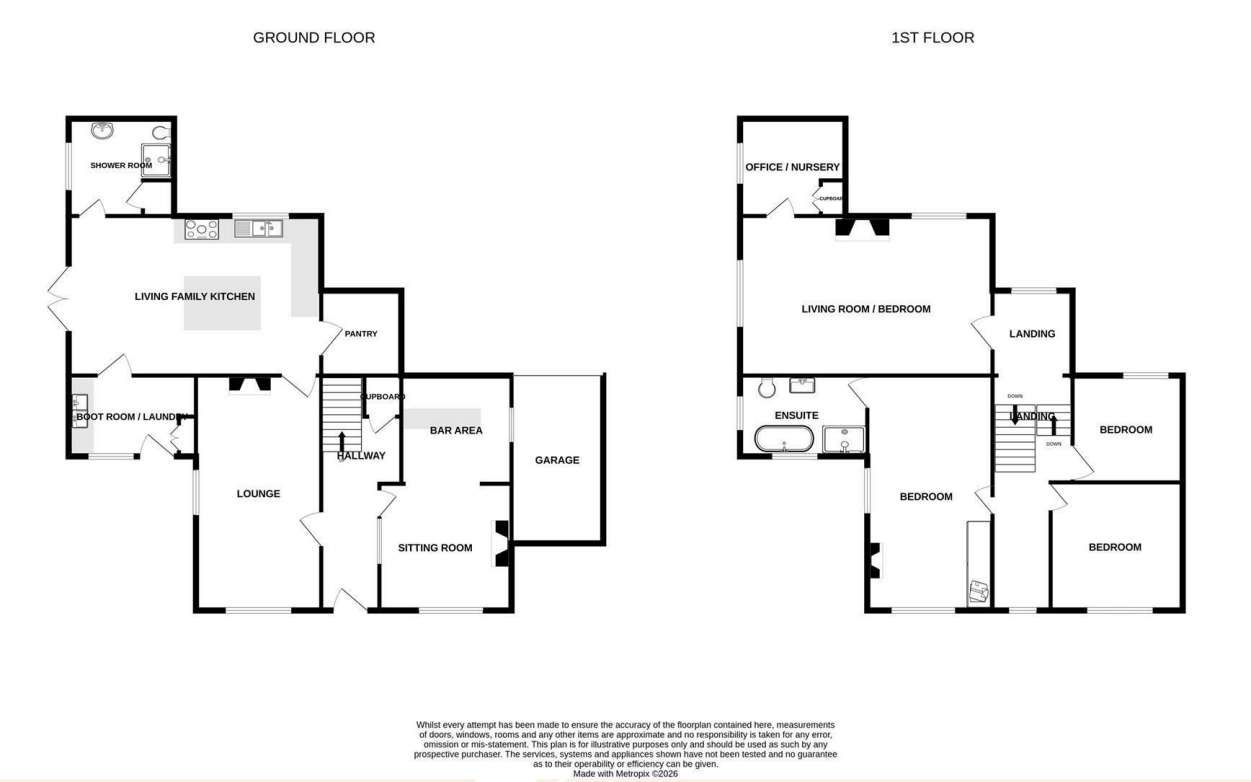
OUTSIDE
Gardens as previously mentioned along with a small paddock/woodland, orchard, hardstanding for several vehicles, garage, various courtyard/terraced areas and potting sheds.

NB:
All gutters and downpipes replaced with cast iron by Hargreaves Foundry.
Windows recently refurbished by Ventrolla.
New sewage treatment plant.
Electric car 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.



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THE DISPUTE SERVICE
NAEA National Association of Estate Agents
The Property Ombudsman

MISDESCRIPTIONS ACT 1967
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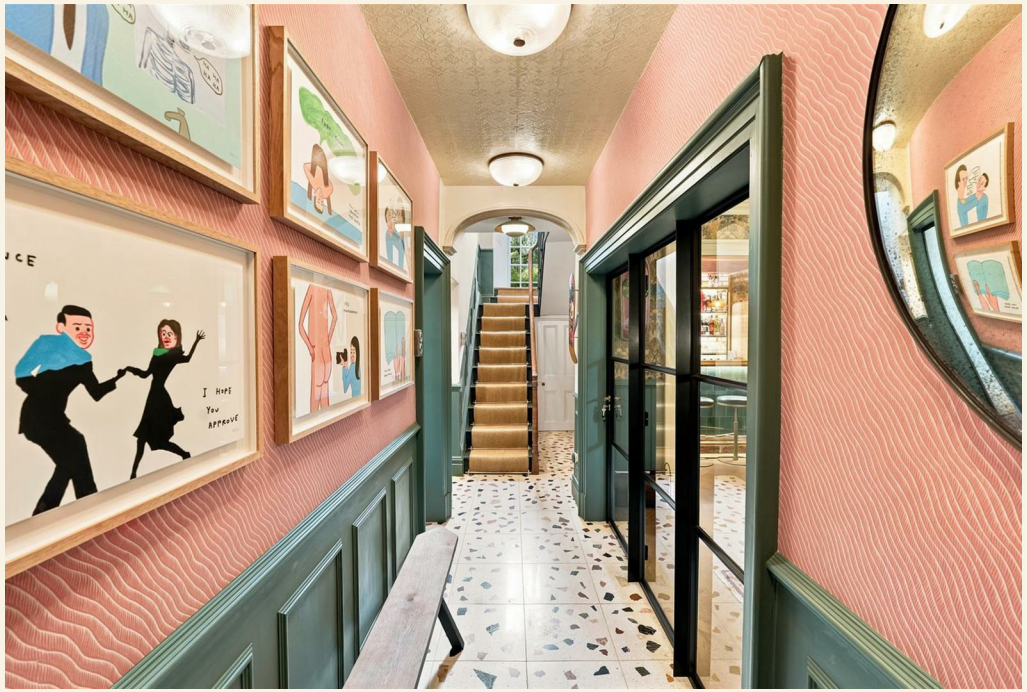
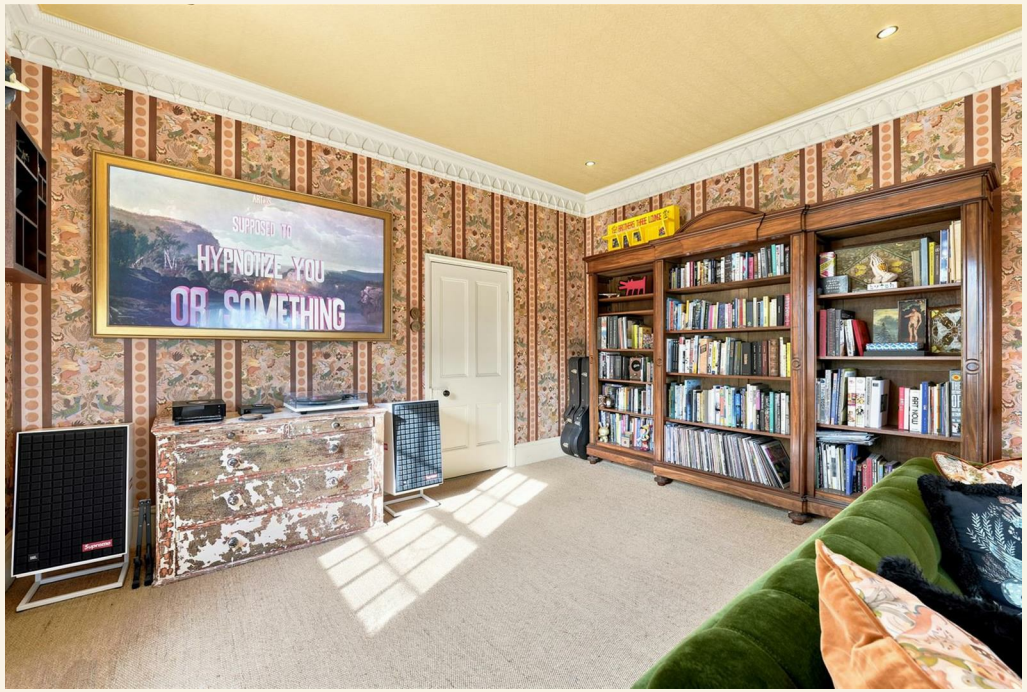

I HOPE
YOU
APPROVE

HYPNOTIZE YOU
OR SOMETHING


SUPPOSED TO
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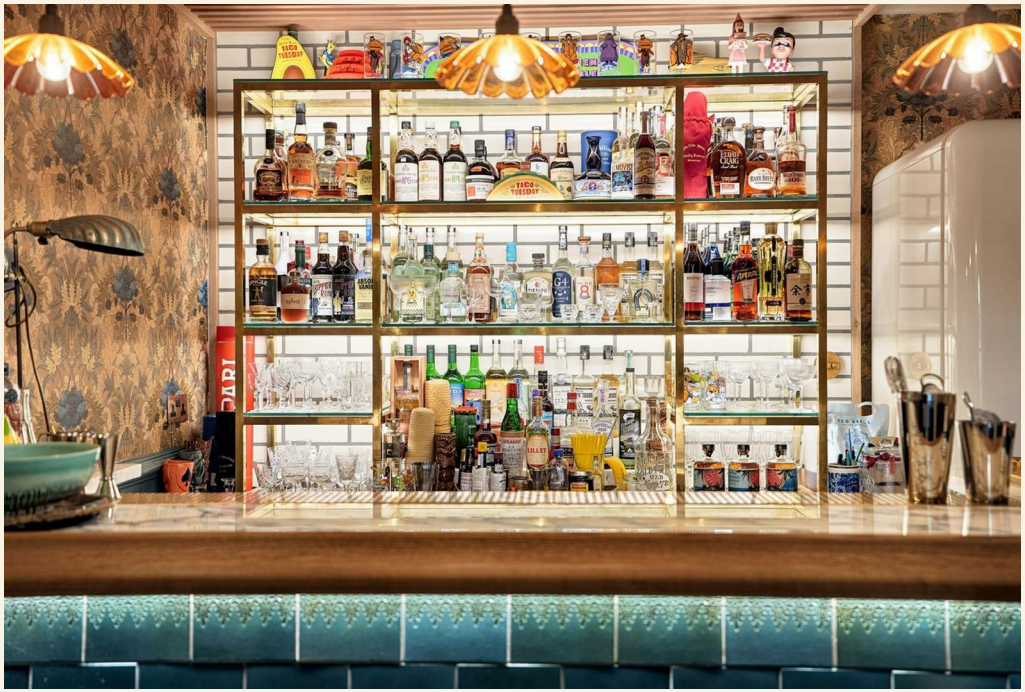
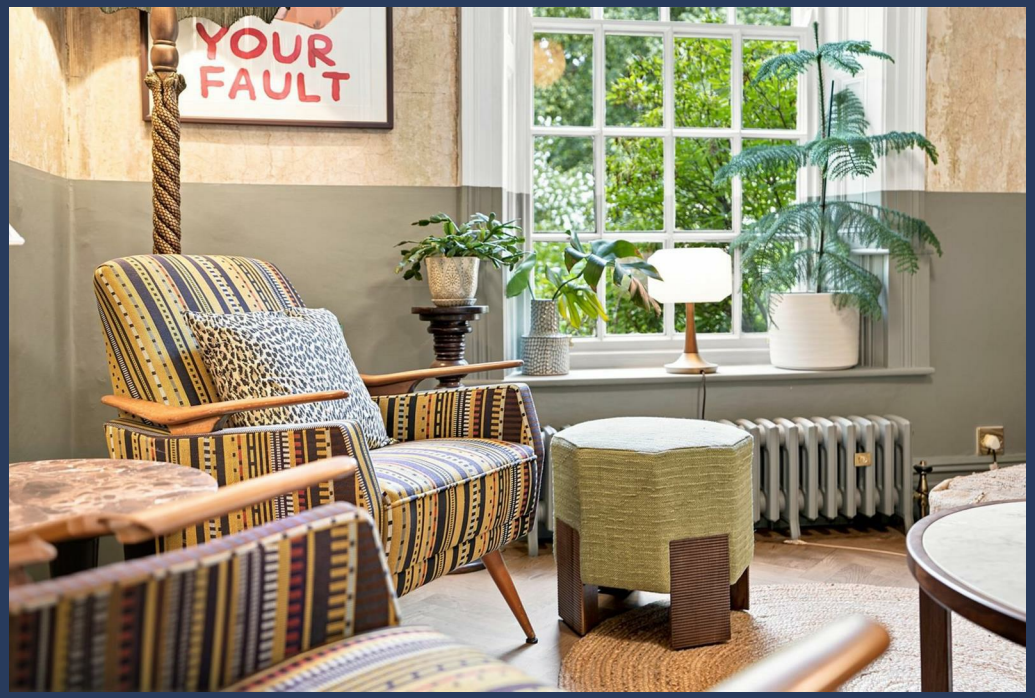
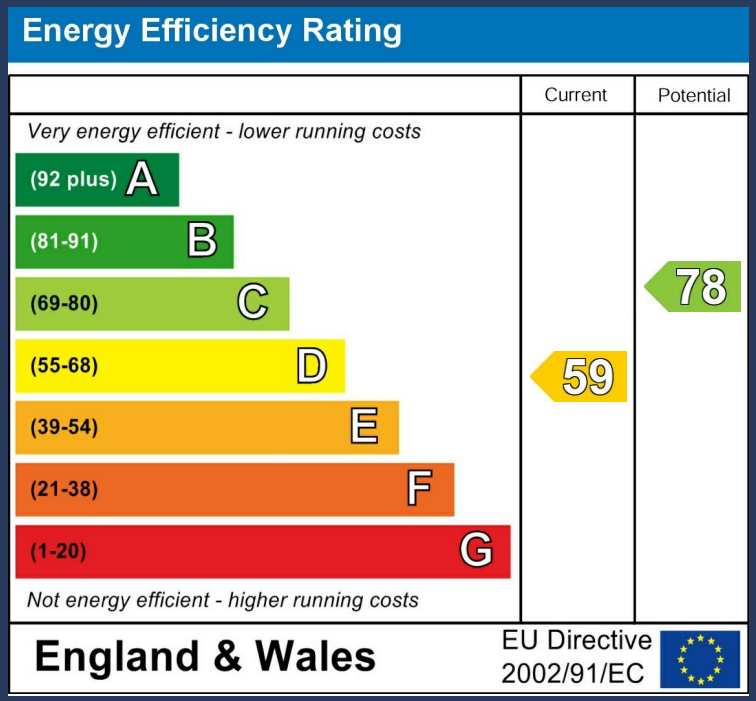
OR SOMETHING

PARADISE




YOUR
FAULT


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
59
78
England & Wales
EU Directive
2002/91/EC