



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

The Old Church, Palmerston Street, Bollington, SK10 5PW

A distinctive and characterful four-bedroom residence, occupying a prominent position at the heart of Bollington village. Affectionately known as The Old Church, this landmark property combines historic architectural presence with thoughtfully designed modern living.

Guide Price £999,000

Constructed in the 1880s, the building retains a strong sense of its original identity, with Kerridge stone elevations and detailed buttressing providing both visual interest and a lasting sense of solidity. The conversion to residential use has been carefully executed, preserving key features while delivering a high standard of internal accommodation.

A notable feature of the property is the arrangement of living space on the upper floor. This level forms the principal living accommodation and takes full advantage of elevated views across Bollington and towards White Nancy, one of the area's most recognised landmarks.

The space is well-proportioned and benefits from excellent natural light, enhancing both the outlook and overall sense of volume.

At the heart of the home is a bespoke handmade kitchen, fitted to high standard and designed to complement the character of the building while providing modern functionality.

The property extends to four bedrooms, including a well-appointed principal suite complete with dressing room and three bathrooms (two en-suite).

Bollington is a highly regarded Cheshire village situated on the edge of the Peak District, offering an attractive balance of rural character and everyday convenience. Historically a centre for the area cotton spinning industry, the village retains much of its heritage through its traditional stone buildings, mills and landmarks, including the well-known White Nancy, which overlooks the area and serves as a focal point for the local community.

Today, Bollington benefits from a strong village atmosphere with a range of independent shops, cafes, public houses and well-regarded schools, together with access to scenic walking routes along the Middlewood Way and surrounding countryside. Despite its semi-rural setting, the village is well connected, lying within close proximity to Macclesfield, which provides a mainline rail service to Manchester and London, while the A523 and nearby road networks offer convenient access to Manchester, Stockport and the wider North West. Only 25 mins to Manchester Airport, and the canal network runs through the centre of Bollington.

Directions: From our Bollington Office bear right up High Street and then turn left into Palmerston Street where the property can be found after approximately 80 yards on the right hand side.

Tenure:

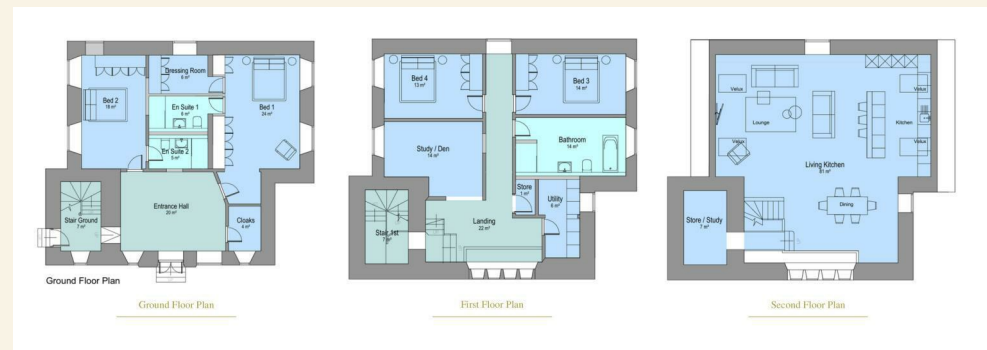
Freehold. Interested purchasers should seek clarification of this with their solicitor.

Viewings:


Strictly by appointment through the Agents.

Possession:

Vacant possession upon completion.



Energy Efficiency Rating

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

PRESTBURY OFFICE:
THE VILLAGE,
PRESTBURY,
CHESHIRE SK10 4DG

TELEPHONE: 01625 828254
FACSIMILE: 01625 820019

HEAD OFFICE:
16 HIGH STREET,
BOLLINGTON,
MACCLESFIELD,
CHESHIRE, SK10 5PH
TELEPHONE: 01625 560535
FACSIMILE: 01625 574445



MISDESCRIPTIONS ACT 1967

These particulars, whilst believed to be accurate are set out for guidance only and do not constitute any part of any offer or contract – intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise to their accuracy. No person in the employment of Holmes-Naden Estate Ltd. has the authority to make or give any representation or warranty in relation to the property.

