



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

Throstles Nest, Palmerston Street, Bollington, Cheshire, SK10 5PW

A charming and unique renovated stone detached property dating back to the early Middle Ages, conveniently situated close to local amenities.

Guide Price £650,000

Throstles Nest is believed to be one of the oldest properties in Bollington dating back to the Middle Ages and in recent times the property has been the subject of a full renovation programme and now blends historic charm and period features with modern comforts.

On entering the property you are immediately welcomed by a well planned breakfast kitchen which opens into a sitting room with double aspect burning stove. A staircase leads to a utility area with feature original timbered wall, a snug with log burning stove, second utility room with WC, rear porch with door to outside, bedroom number two with en-suite shower room and dressing area. At first floor level there is a galleried bathroom and further bedroom. The property benefits from double glazed units in the original window frames and a gas fired central heating system has been recently installed.

Outside, particular mention must be made of the delightful garden/guest suite which could be used for a number of purposes.

Throstles Nest stands in delightful landscaped gardens comprising of a lawn, various patios areas, one of which enjoys a covered enclosure. The whole of the gardens are fully enclosed with stone walling and split hazel fencing. A new Klargestep septic tank with treatment plant has been installed together with a specialist land drainage system. To the front of the property electric gates allow access to a sweeping driveway allowing parking for several motor vehicles.

We would strongly recommend an internal inspection of this delightful unique property in order to fully appreciate the fine merits it has to offer.

There is a wide range of shopping, travel, educational and recreational facilities available in nearby Macclesfield. Access points to the national motorway network, Inter-City rail travel to London and Manchester International Airport are all within 10 and 30 minutes drive of the property.

Directions:

From our Bollington Office turn left into Palmerston Street and continue for a short distance where Throstles Nest can be found on the right hand side before the aqueduct.

ACCOMMODATION

GROUND FLOOR

BREAKFAST KITCHEN 16'9 x 13'5

Comprising an excellent range of base units, double Belfast sink with mixer tap, integrated Bosch dishwasher, two double built in ovens with four ring induction hob and one halogen hob, three cast iron column radiators, double aspect log burning stove, central large island with cupboards and drawers below, Mandarin stone floor, beamed ceiling.

SITTING ROOM 16'9 x 9'3

With two radiators, beamed ceiling, Mandarin stone floor.

LOWER LEVEL

UTILITY AREA

With integrated larder fridge, pull out larder, feature original timbered wall, cupboard housing boiler.

SNUG 15' x 12'1

Log burning stove, two cast iron radiators, original beamed ceiling, deep timber windowsill.

UTILITY/WC 7'3 x 5'7

Plumbing for washing machine, space for dryer, low level WC, attractive worktops, sink and mixer tap, cast iron radiator, deep timber windowsill, Mandarin stone floor.

REAR PORCH

With Quarry tiled floor, door to outside.

BEDROOM TWO 10'3 x 10'

Column radiator, French door to outside allowing access to a covered patio area, original beamed ceiling.

EN-SUITE/ DRESSING AREA

Shower cubicle, low level WC, pedestal wash hand basin with pillar taps, chrome heated towel rail, attractive half tiled walls, Xpelair extractor fan, tiled floor.

FIRST FLOOR

GALLERIED BATHROOM 11'5 x 5'7

Free standing bath with shower attachment, low level WC, vanity unit comprising two circular sink units with mixer taps and granite surfaces, column radiator, beamed ceiling.

BEDROOM ONE 12'3 x 12'

Full walk through eaves storage, column radiator, two wall light points, beamed ceiling.

OUTSIDE

GARDEN ROOM/GUEST SUITE 16'11 x 9'3 overall

This could be used for a number of purposes.

L Shaped room with French door to garden, electric wall heater, shower area with walk in shower, glass side screen and aqua panels, low level WC, vanity unit with two circular sinks and mixer taps, granite surface, chrome heated towel rail, skylight, attractive tiled floor.

GARDENS

As previously mentioned.

OUTSIDE STORAGE AREA

GATED GRAVEL DRIVEWAY

Allowing parking for several motor vehicles.

TENURE

We have been advised that the property is Freehold and free from chief rent. Interested purchasers should seek clarification of this from their solicitors.

POSSESSION

Vacant possession upon completion.

VIEWINGS

Strictly by appointment through the Agents.

COUNCIL TAX

BAND D

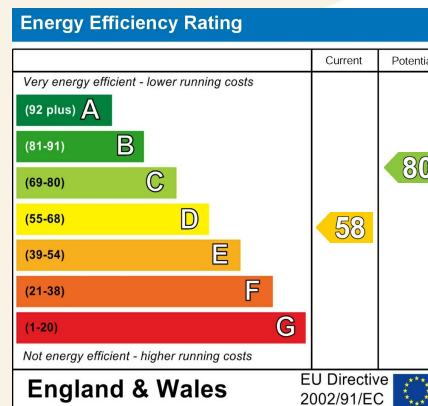
PRESTBURY OFFICE:

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.

